



June 11, 2026 - Planning Commission

Subject

PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, And Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Elizabeth Shulman, Senior 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, 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.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Elizabeth Shulman, Senior Planner, 941-748-4501 x 3830,

Elizabeth.Shulman@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, 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 recommend APPROVAL of Manatee County Zoning Ordinance Number PDR-25-16(Z)(G) and APPROVAL of the General Development Plan with Conditions A.1-A.7, B.1-B.6, C.1-C.5, D.1-D.3 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, 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 recommend DENIAL of Manatee County Zoning Ordinance Number PDR-25-16(Z)(G); DENIAL of the General Development Plan.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

Background 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.

- Specific Approval:
None requested
- Conditions:
There are multiple conditions of approval for Design and Land Use, Environmental, Development Review, Stormwater Engineering, and Traffic Engineering.

- **General Information**

- Location:
Located to the south of 28th Street Court East between 16th Avenue East (Canal Rd) and 24th Avenue East (Oakhurst Rd).
- Acreage:
Approximately 29.83 acres
- 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**

- 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.
- 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.
- 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.
- 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed and was declared as surplus property under Resolution R-23-124.
- 2022, Parcel 1 was acquired by Manatee County and was declared as surplus property by the BCC in 2023.
- 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**

- North: Residential
- South: Residential, some light manufacturing
- East: Residential
- 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.

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

N/A



June 11, 2026 - Planning Commission

Subject

Updates to Agenda - June 10, 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 6/10/2026) for the meeting of June 11, 2026

G. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL**Presentations Scheduled**

Item 1. PDC-18-14(G)(R) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, INC) – Life Storage Largo I LLC (Owner) – PLN2403-0044-Quasi-Judicia I- Jay Stearman, Planner I- District 5 - Added Public comment and Updated staff report to revise a Utility Condition.

Item 2. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053 - Legislative-Elizabeth Shulman, Senior Planner- District 2 - Added public Comment.

Item 3. PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County (Owners) – PLN2508-0052-Quasi-Judicial – Elizabeth Shulman, Senior Planner - District 2 - Added Public comment and Updated staff report to revise Stormwater Conditions.

Item 4. PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127 – Lindsey Craig, Planner I - District 1 - Updated staff report to include added Stormwater Condition and June 4, 2026 Land Use Action, revised motion to include new Stormwater Condition, and revised cover sheet.

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

(Applicant's copy)

PUBLIC NOTICE CHECKLIST

FILE NO: PLN2508-0052 / PDR-25-16(Z)(G) / PLN2508-0053 / PA-25-08 / Ordinance 26-29

PROJECT NAME: Vineyard Creek

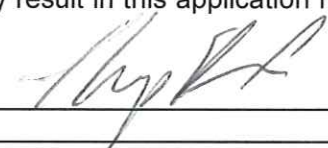
PLANNING COMMISSION: June 11, 2026

COUNTY COMMISSION: August 6, 2026

ADVERTISING DEADLINE: May 29, 2026

ADVERTISING MATERIALS:	BANNER(S): <u>3</u>	AFFIDAVITS: <u>1</u>
	NOTICES: <u>1</u>	ZONING MAP: <u>1</u>

I have received the materials indicated above and I am aware of the advertising deadlines for the Planning Commission and the Board of County Commissioners public hearing dates for this project. I realize that failure to comply with the public notice requirements may result in this application not being heard on the scheduled date.

SIGNATURE: 
DATE: 5/29/2026
PHONE NO.: 941-379-7600

CASE PLANNER: Elizabeth Shulman, Senior Planner PHONE # (941)748-4501 Ext: 3830
EMAIL: elizabeth.shulman@mymanatee.org

(File Copy)

PUBLIC NOTICE CHECKLIST

FILE NO: PLN2508-0052 / PDR-25-16(Z)(G) / PLN2508-0053 / PA-25-08 / Ordinance 26-29

PROJECT NAME: Vineyard Creek

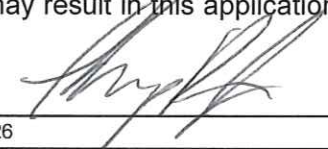
PLANNING COMMISSION: June 11, 2026

COUNTY COMMISSION: August 6, 2026

ADVERTISING DEADLINE: May 29, 2026

ADVERTISING MATERIALS:	BANNER(S): <u>3</u>	AFFIDAVITS: <u>1</u>
	NOTICES: <u>1</u>	ZONING MAP: <u>1</u>

I have received the materials indicated above and I am aware of the advertising deadlines for the Planning Commission and the Board of County Commissioners public hearing dates for this project. I realize that failure to comply with the public notice requirements may result in this application not being heard on the scheduled date.

SIGNATURE: 
DATE: 5/29/2026
PHONE NO.: 941-379-7600

CASE PLANNER: Elizabeth Shulman, Senior Planner PHONE # (941)748-4501 Ext: 3830
EMAIL: elizabeth.shulman@mymanatee.org

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE BANNER, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF FLORIDA

COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared Philip G. DiMaria, Jr., AICP, CNU-A, who, after having first been duly sworn and put upon oath, says as follows:

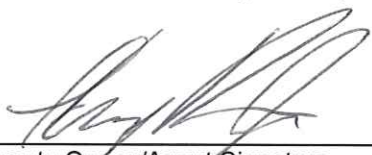
1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Vineyard Creek and PLN2508-0052 / PDR-25-16(Z)(G) / PLN2508-0053 / PA25-08 / Ordinance 26-29 to be heard before the **Manatee County Planning Commission** at a public hearing to be held on June 11, 2026 and to be heard before the **Board of County Commissioners** at a public hearing to be held on August 6, 2026 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice banner to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said banner was conspicuously posted 0 feet from the front property line on the 29 day of May, 2026, and attached hereto, is an image of the banner(s) posted and description of the location of banner.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the 27th day of May, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

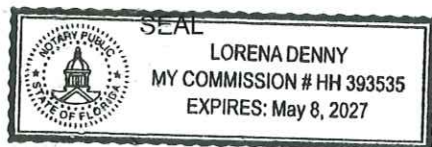
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

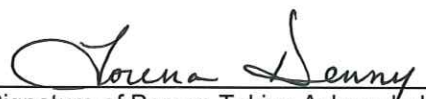
FURTHER YOUR AFFIANT SAITH NOT.



Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 29th day of May, 2026 (date) by Philip G. DiMaria, Jr. (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.





Signature of Person Taking Acknowledgment

Lorena Denny

Notary Public

Serial Number, if any

My Commission Expires: May 8, 2027

Commission No.: HH



Date:

Dear Adjacent Property Owner:

Re: Application: Vineyard Creek - PLN2508-0052 / PDR-25-16(Z)(G) / PLN2508-0053 / PA-25-08 / Ordinance 26-29

Filed by: Almena Properties LLC, and Manatee County, (Owners)

Request: PA-25-08 - A Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of the Comprehensive plan on four parcels from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category.

PDR-25-16(Z)(G) - 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, 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 on the four parcels.

Location: Southwest corner of the intersection of 28th Street Court East and 24th Avenue East, between 16th Avenue East and 24th Avenue East, Palmetto (Manatee County) on approximately 29.83 acres.

For more information please call:

CASE PLANNER: Elizabeth Shulman, Senior Planner

PHONE # (941)748-4501 ext. 3830

EMAIL: elizabeth.shulman@mymanatee.org

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: June 11, 2026
Time: 9:00 A.M. (or as soon thereafter)
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

Date: August 6, 2026
Time: 9:00 A.M. (or as soon thereafter)
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these hearings and express your opinions, subject to proper rules of conduct. You may provide your comments in written form through submission of public comment, or in verbal form through registration as a Public Speaker.

You may send in a public comment by filling out the public comment form in advance at <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>.

Be sure to include your name and submit your remarks by the specified deadline. The Planning Commission and Board of County Commissioners may not receive your comments before the meeting if the form is submitted after the deadline. Also, if you would like to register as a Public Speaker, you may do so up to 24 hours before the start of the meeting at https://manatee.hosted.civicleve.com/government/board_of_county_commissioners/bcc_meetings_and_agendas/public_speaker_sign_up.



Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing serve as a primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [R-22-051] is available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Development Services / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 Ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: Public.comments@mymanatee.org.

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 the Public Hearing will need a record of the proceedings, and for such purposes 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.

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.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

Buffer parcels and create mailing labels

Choose a selection method

Parcels By Polygon selected
Click your subject parcel on map.

Filter by tax parcel type

Buffer Distance

Buffer distance in Feet

Include

Exclude

500

0175350525700875105012251400

Buffer Results

Selected 47 parcels, including 4 subject properties; 41 unique mailing addresses.

Save as PDF

Save as CSV

Parcels By Polygon

47 parcels 500 ft from subject.

Parcel Id

Address

773407309

RICHMOND AMERICAN HOMES OF FLORIDA LP 2822 COMMERCE PARK DR STE 100 ORLANDO FL 32819

RICHMOND AMERICAN HOMES OF



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

ALMENA PROPERTIES LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA FL 34240

BRENNY, CHAD RANDALL
VARGAS-MORA, JOHANNA C
2409 29TH ST E
PALMETTO FL 34221

BROWN, WILLIE L SR
1419 26TH STREET CT E
PALMETTO FL 34221-2622

CASTILLO, SERGIO G DELGADO
ZAMORANO, BLANCA MARGARITA SOTO
2603 15TH AVE E
PALMETTO FL 34221

CAUDILLO, MARVIN ELIZABETH SANTOS
CAUDILLO, MARVIN ELIZABETH SANTOS TRUST
PO BOX 721
PALMETTO FL 34221-0721

CENTENO, MARTIN
CENTENO, CELESTINA
1720 28TH STREET CT E
PALMETTO FL 34221-9208

CLAYTON INDUSTRIES LLC
701 17TH AVE E
PALMETTO FL 34221

DEVITO, JONATHAN MICHAEL
DEVITO, SARAH MARIE
2114 28TH STREET CT E
PALMETTO FL 34221-8958

ENGELBACH, JOAN
614 WILD TURKEY LN
SARASOTA FL 34236

FLOREZ, LUZ
2620 15TH AVE E
PALMETTO FL 34221-2650

GAINNEY, JUNE C
2616 15TH AVE E
PALMETTO FL 34221-2650

GARCIA IRRIGATION LLC
2609 24TH AVE E
PALMETTO FL 34221

GOMEZ, LUPE
2204 7TH AVE W
BRADENTON FL 34205

GREEN, KENNETH R SR
GREEN, ANGELA D
2004 28TH STREET CT E
PALMETTO FL 34221-9044

HERNANDEZ, LUIS SEGURA
RANGEL, ANA K
1716 28TH STREET CT E
PALMETTO FL 34221-9208

HOPKINS, WESLEY
LOVE-HOPKINS, CECELIA
1603 28TH ST CT E
PALMETTO FL 34221

IGLESIA EVANGELICA CRISTIANA ESPIRITUAL
OF FLORIDA INC
1810 ORANGE AVE
FORT PIERCE FL 34950

JACKSON, GERALDINE A
KIRBY, CHARLES L
1420 26TH STREET CT E
PALMETTO FL 34221

JACOBS, BELINDA LOUISE
JACOBS, BELINDA LOUISE LIVING TRUST
2702 24TH AVE E
PALMETTO FL 34221

JOHNSON, MARTIN A
2604 15TH AVE E
PALMETTO FL 34221-2650

JONES, JOHNNY
JONES, MELONDY
2202 28TH STREET CT E
PALMETTO FL 34221-6901

LILLY, LORETTA
1512 26TH ST E
PALMETTO FL 34221-2627

LOVE LIVING TRUST UNDER AGREEMENT
DTD 6/24/15
2504 16TH AVE E
PALMETTO FL 34221-2637

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MCGUIRE, CHRISTOPHER SCOTT
MCGUIRE, JESSICA ANN
2515 29TH ST E
PALMETTO FL 34221-8433

MENDOZA, J CARMEN
MENDOZA, FELIPA
1820 28TH STREET CT E
PALMETTO FL 34221-9025

MULLINEX, CHRISTOPHER SR
1712 28TH STREET CT E
PALMETTO FL 34221-9208

NEJAD, FARSHAD FARROKH
2904 16TH AVE E
PALMETTO FL 34221

OCHOA, JUANA
2102 28TH STREET CT E
PALMETTO FL 34221-8958

PENA, ARNULFO
PENA, JUANITA
1824 28TH STREET CT E
PALMETTO FL 34221-9025



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

PENA, JOSE BELEN
PENA, ANTONINA
1904 28TH STREET CT E
PALMETTO FL 34221-1222

PEREZ, CESAREO VELASQUEZ
GONZALEZ, DIONICIA VITALINA ROBLERO
DIAZ, CHRISTIAN
2612 15TH AVE E
PALMETTO FL 34221

RICHMOND AMERICAN HOMES OF FLORIDA LP
2822 COMMERCE PARK DR STE 100
ORLANDO FL 32819

RLG INVESTMENTS OF BRADENTON LLC
2202 21ST STREET CT E
PALMETTO FL 34221

ROBINSON, BERNICE
1416 26TH STREET CT E
PALMETTO FL 34221-2629

RYAN, LACEY JEAN
2804 24TH AVE E
PALMETTO FL 34221-9308

SCHOOL BOARD OF MANATEE COUNTY
P O BOX 9069
BRADENTON FL 34206

SPENCE, HEATHER MICHELLE
2505 24TH AVE E
PALMETTO FL 34221-6477

THOMAS, ALBERT
1511 26TH ST E
PALMETTO FL 34221-2626

UTOPIA PLANTS LLC
P O BOX 937
PALMETTO FL 34220

WASHINGTON, DAVID L
LOVE-WASHINGTON, JANICE
2316 7TH AVE E
PALMETTO FL 34221

Canal Road (16th Avenue East)



[illegible]

24th Avenue East



Planning Commission: June 11, 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, 2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, 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 recommend **APPROVAL** of Manatee County Zoning Ordinance Number PDR-25-16(Z)(G) and **APPROVAL** of the General Development Plan with Conditions A.1-A.7, B.1-B.6, C.1-C.5, D.1-D.3 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, 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 recommend **DENIAL** of Manatee County Zoning Ordinance Number PDR-25-16(Z)(G); **DENIAL** of the General Development Plan.

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

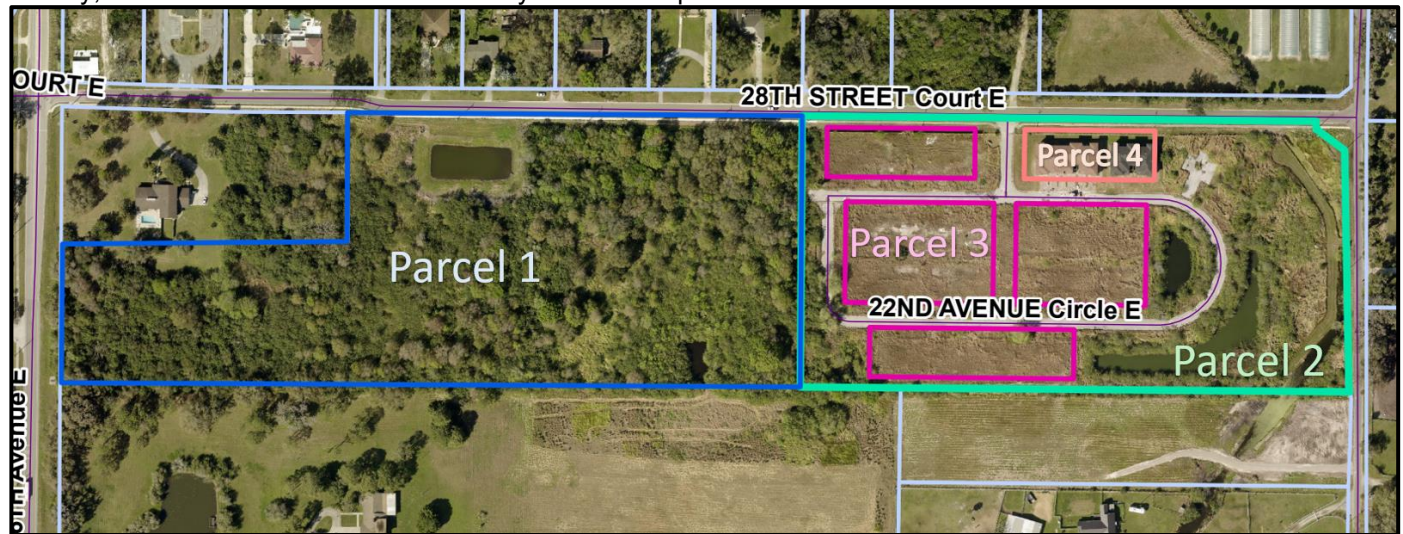
SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-16(Z)(G) / PLN2508-0052
PROJECT NAME	Vineyard Creek Townhomes
ADDRESS	2701 24th Avenue East
GENERAL LOCATION	South of 28th Street Court East, between 16th Avenue East and 24th Avenue East
PARCEL ID(S)	778300109, 775100119, 775100209, 775100159
ACRES	Approximately 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 <i>Dwelling Units Per Gross Acre (DU/GA)</i>	Maximum Permitted RES-9*: 12 DU/GA (268 dwelling units) Proposed: 6.83 DU/GA (204 dwelling units)
INTENSITY <i>Floor Area Ratio (FAR)</i>	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	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.



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

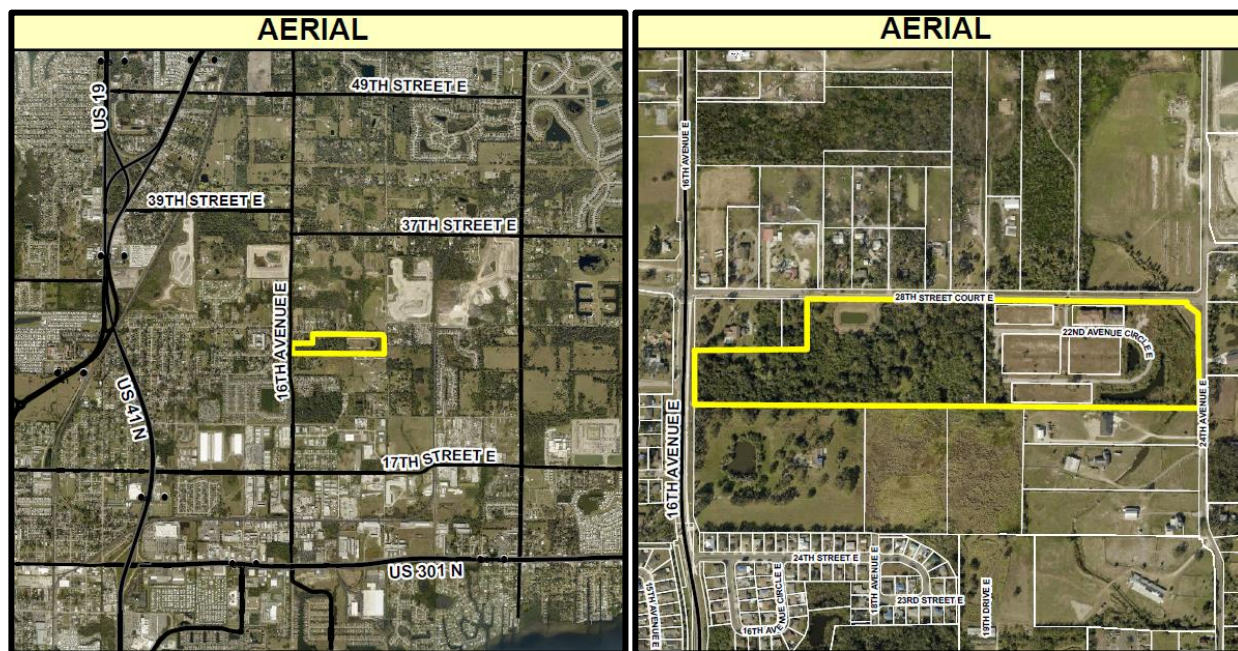
Both properties were advertised together under an Invitation to Negotiate in August 2023. SimplyDwell Homes, LLC, submitted the only proposal to purchase the properties. The original proposal included 102 units; there is no requirement that the project be brought forth to the Board of County Commissioners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

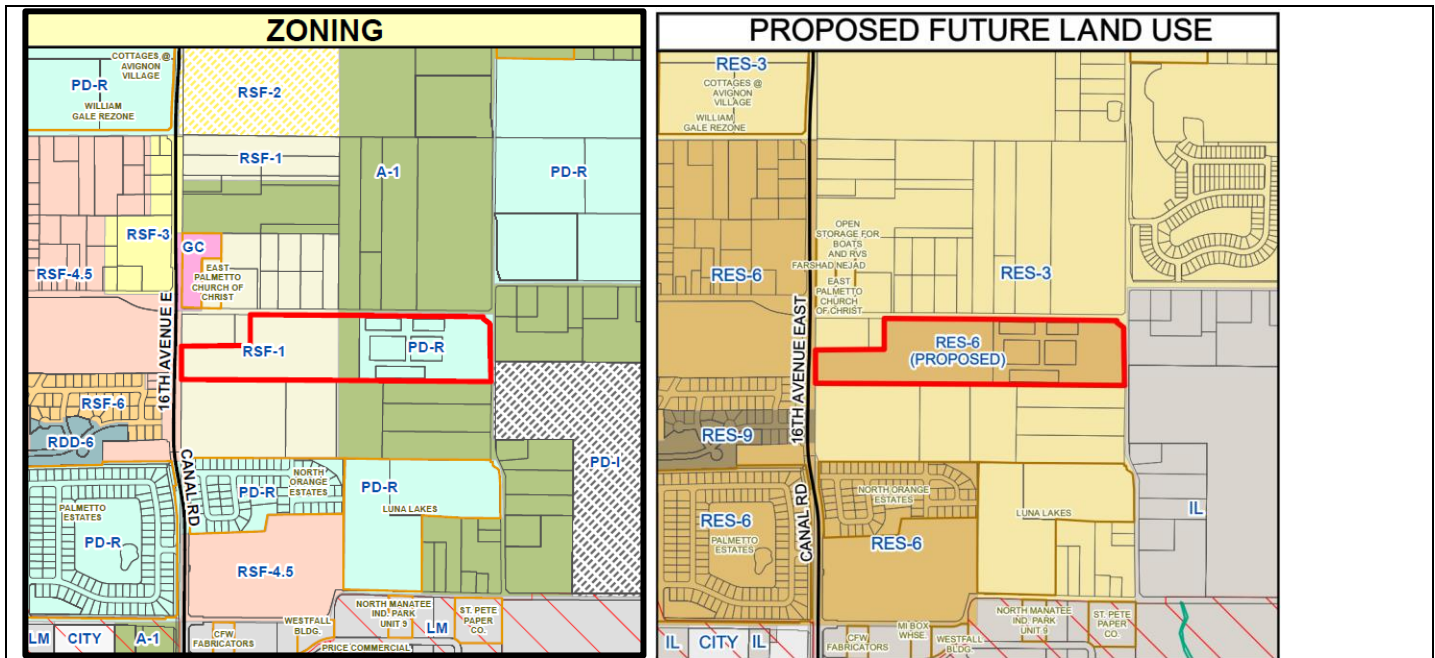
Initially, a contract for Sale and Purpose was entered between Manatee County and SimplyDwell Homes LLC in the amount of \$1.4 Million.

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-1 and 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

	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 Avenue 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.
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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. Connection to the County potable water, wastewater, and reclaimed water is required pursuant to the Manatee County Comprehensive Plan.
4. Potable water, wastewater, and reclaimed water infrastructure at or above ground level (i.e. water meters, fire hydrants, blow-off assemblies, backflow devices, sewer cleanouts, manholes, lift stations) dedicated to Manatee County shall be elevated to a minimum of 1-foot above the existing effective map for Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, demonstrate compliance through the construction plan and Final Site Plan (FSP) submittal to Manatee County Public Works Department for approval.
5. 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). ~~Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.~~
2. ~~N-138 (28th St Ct E drainage) and N-45 (Woodson Grove/Schomburg's) ditch are maintained by County. Drainage Easements/Access Easements required for existing systems, 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. 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.~~
3. ~~A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for running north from 28th St Ct E then NE towards Oakhurst RD Canal within the project boundaries. In addition, an unobstructed Drainage Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.~~

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

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Planning Commission: June 11, 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, 2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, 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 recommend **APPROVAL** of Manatee County Zoning Ordinance Number PDR-25-16(Z)(G) and **APPROVAL** of the General Development Plan with Conditions A.1-A.7, B.1-B.6, C.1-C.5, D.1-D.3 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, 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 recommend **DENIAL** of Manatee County Zoning Ordinance Number PDR-25-16(Z)(G); **DENIAL** of the General Development Plan.

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

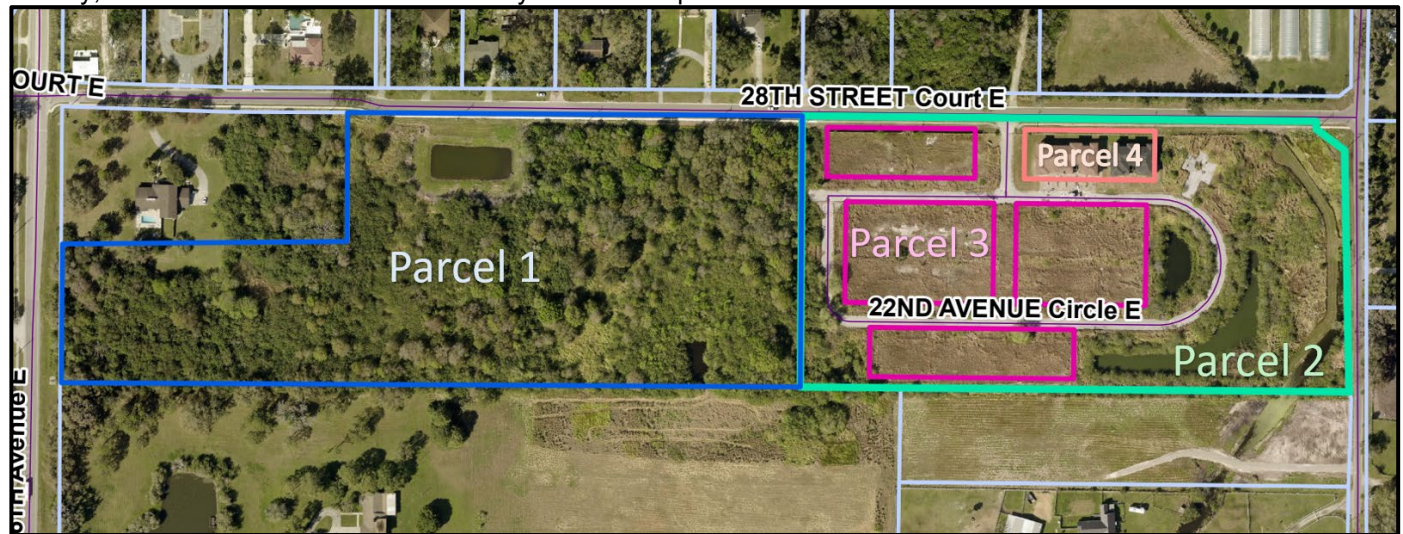
SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-16(Z)(G) / PLN2508-0052
PROJECT NAME	Vineyard Creek Townhomes
ADDRESS	2701 24th Avenue East
GENERAL LOCATION	South of 28th Street Court East, between 16th Avenue East and 24th Avenue East
PARCEL ID(S)	778300109, 775100119, 775100209, 775100159
ACRES	Approximately 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 <i>Dwelling Units Per Gross Acre (DU/GA)</i>	Maximum Permitted RES-9*: 12 DU/GA (268 dwelling units) Proposed: 6.83 DU/GA (204 dwelling units)
INTENSITY <i>Floor Area Ratio (FAR)</i>	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	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.



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

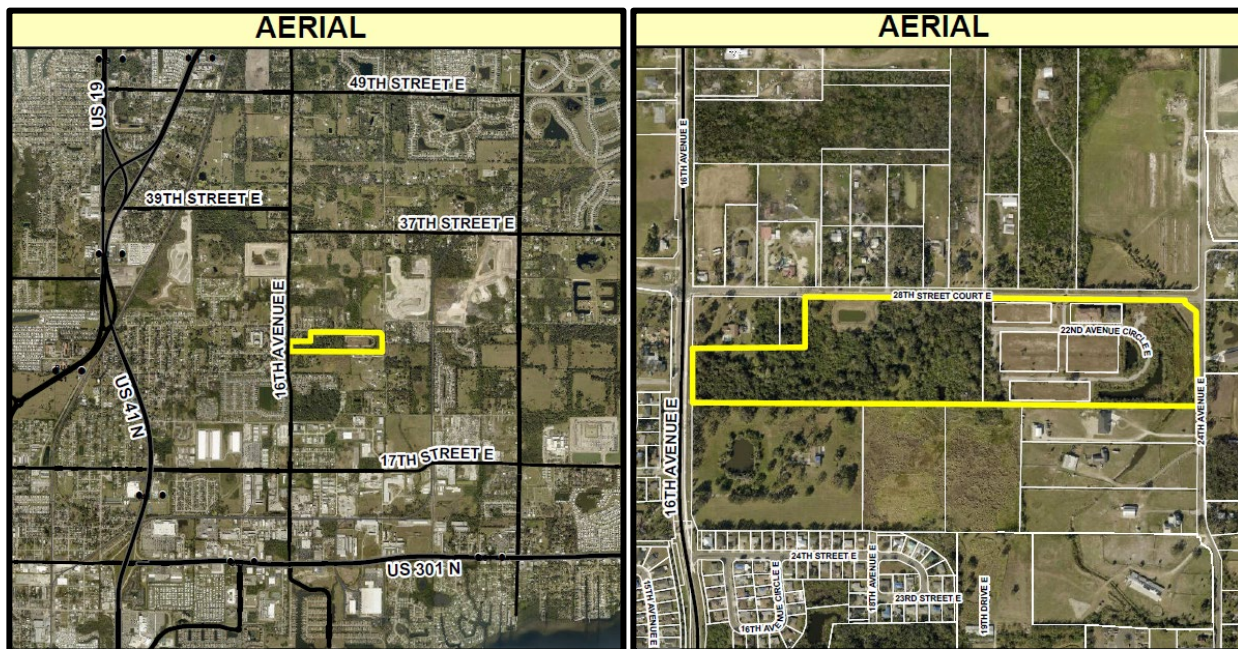
Both properties were advertised together under an Invitation to Negotiate in August 2023. SimplyDwell Homes, LLC, submitted the only proposal to purchase the properties. The original proposal included 102 units; there is no requirement that the project be brought forth to the Board of County Commissioners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

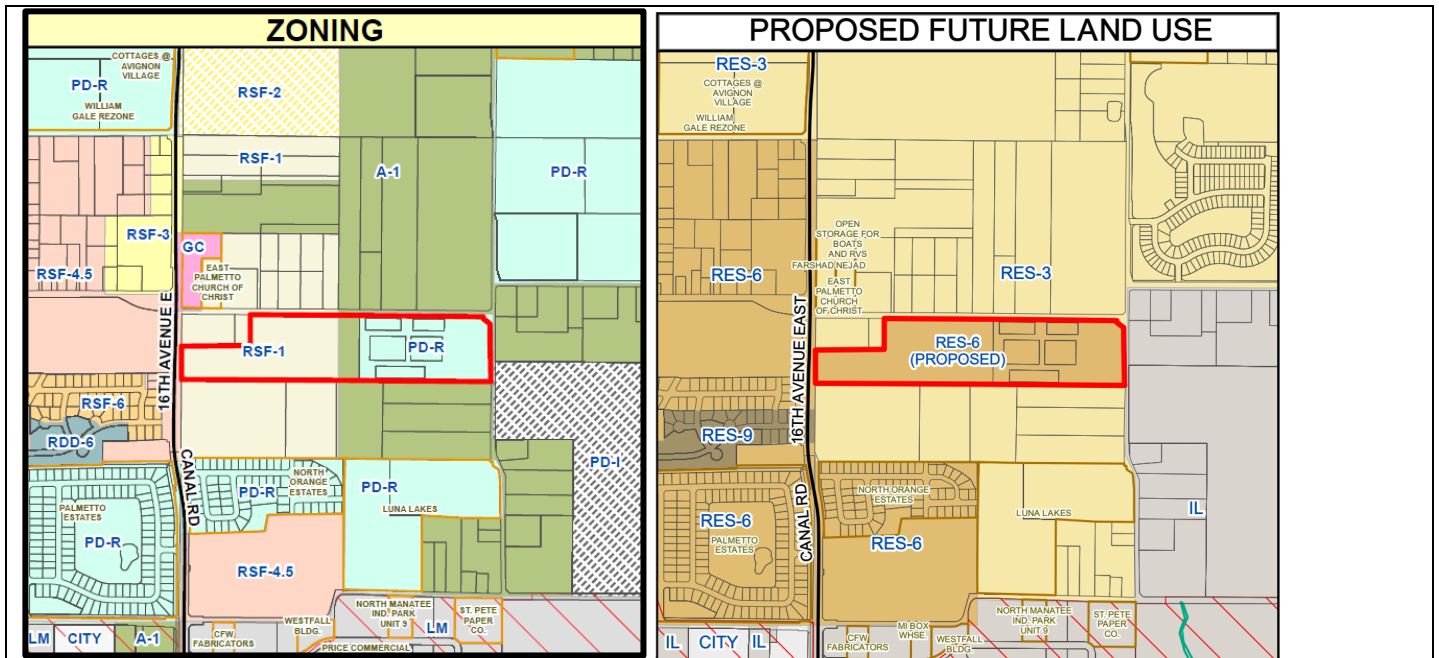
Initially, a contract for Sale and Purpose was entered between Manatee County and SimplyDwell Homes LLC in the amount of \$1.4 Million.

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.





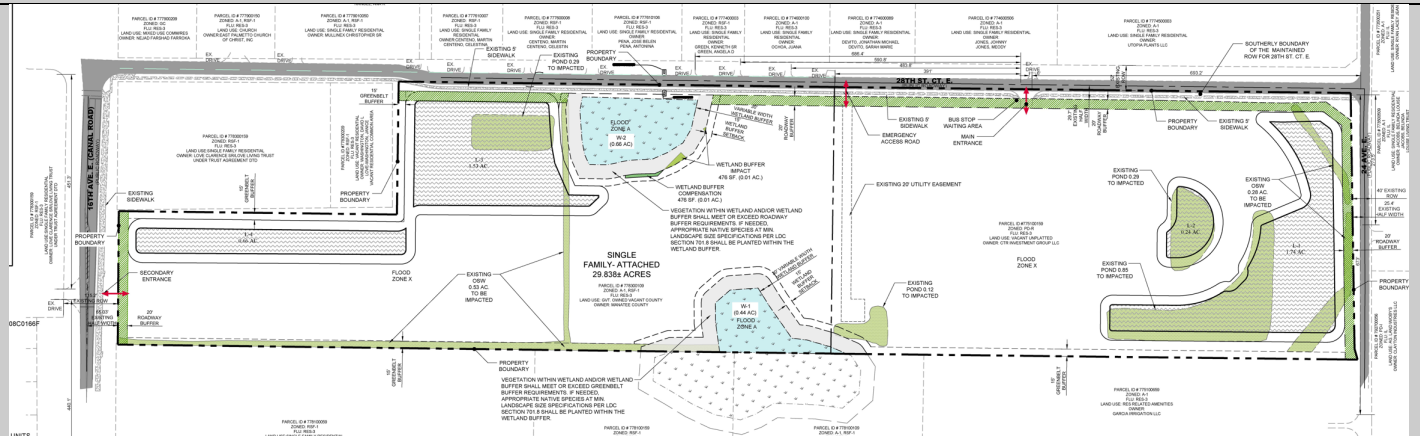
Request

The applicant is requesting to rezone a single parcel of the four-parcel project site from A-1 and 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 Avenue 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.
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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. Connection to the County potable water, wastewater, and reclaimed water is required pursuant to the Manatee County Comprehensive Plan.
4. Potable water, wastewater, and reclaimed water infrastructure at or above ground level (i.e. water meters, fire hydrants, blow-off assemblies, backflow devices, sewer cleanouts, manholes, lift stations) dedicated to Manatee County shall be elevated to a minimum of 1-foot above the existing effective map for Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, demonstrate compliance through the construction plan and Final Site Plan (FSP) submittal to Manatee County Public Works Department for approval.
5. 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 100-year floodplain derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above the seasonal high-water table. The 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.
2. N-138 (28th St Ct E drainage) and N-45(Woodson Grove/Schomburg's) ditch are maintained by County. Drainage Easements/Access Easements required for existing systems, 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.
3. A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for running north from 28th St Ct E then NE towards Oakhurst RD Canal within the project boundaries. In addition, an unobstructed Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

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

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

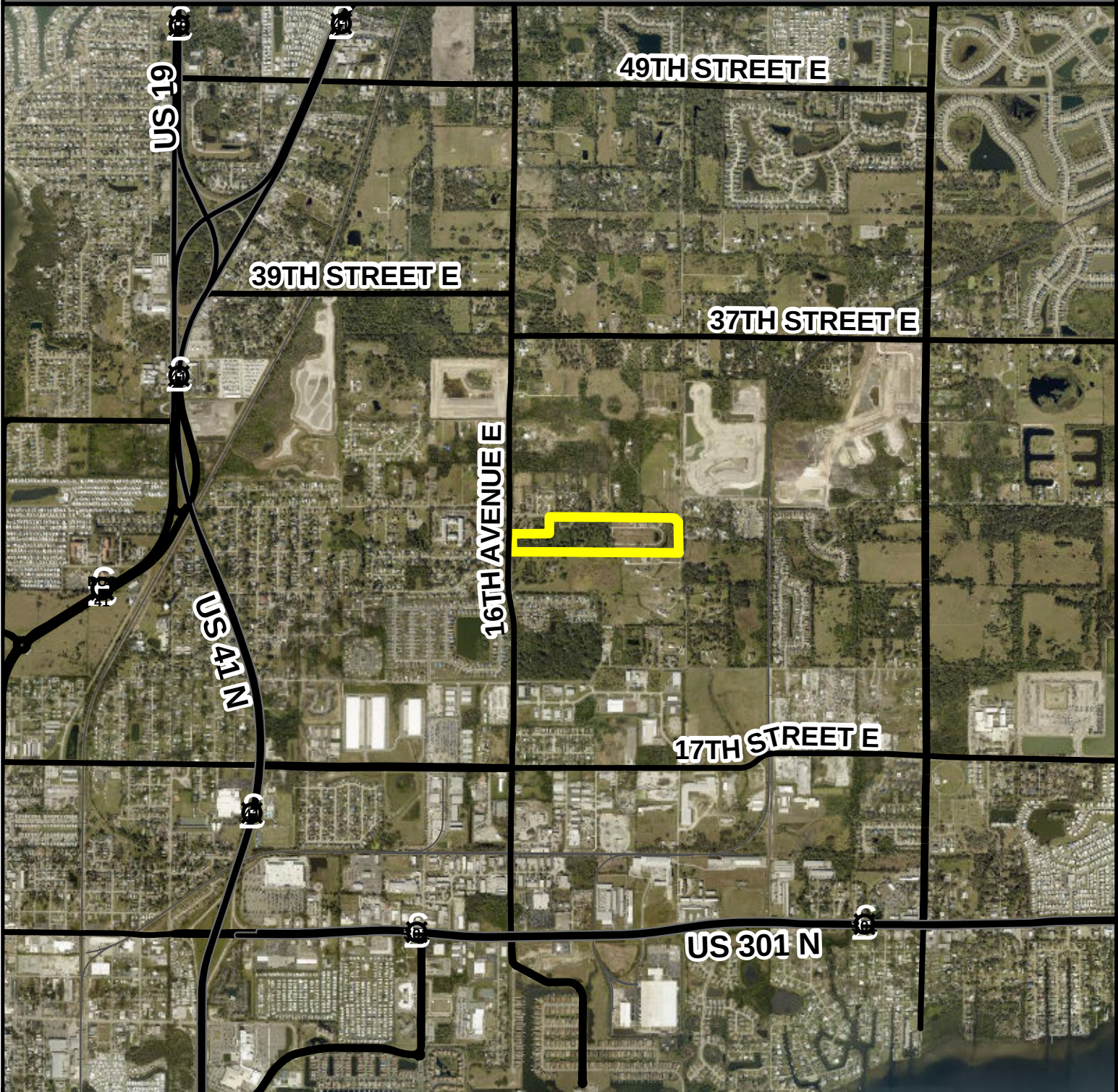
Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 230 460

AERIAL



Parcel ID #(s) Multiple

Project Name: Vineyard Creek Townhomes

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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

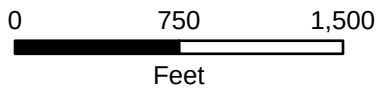
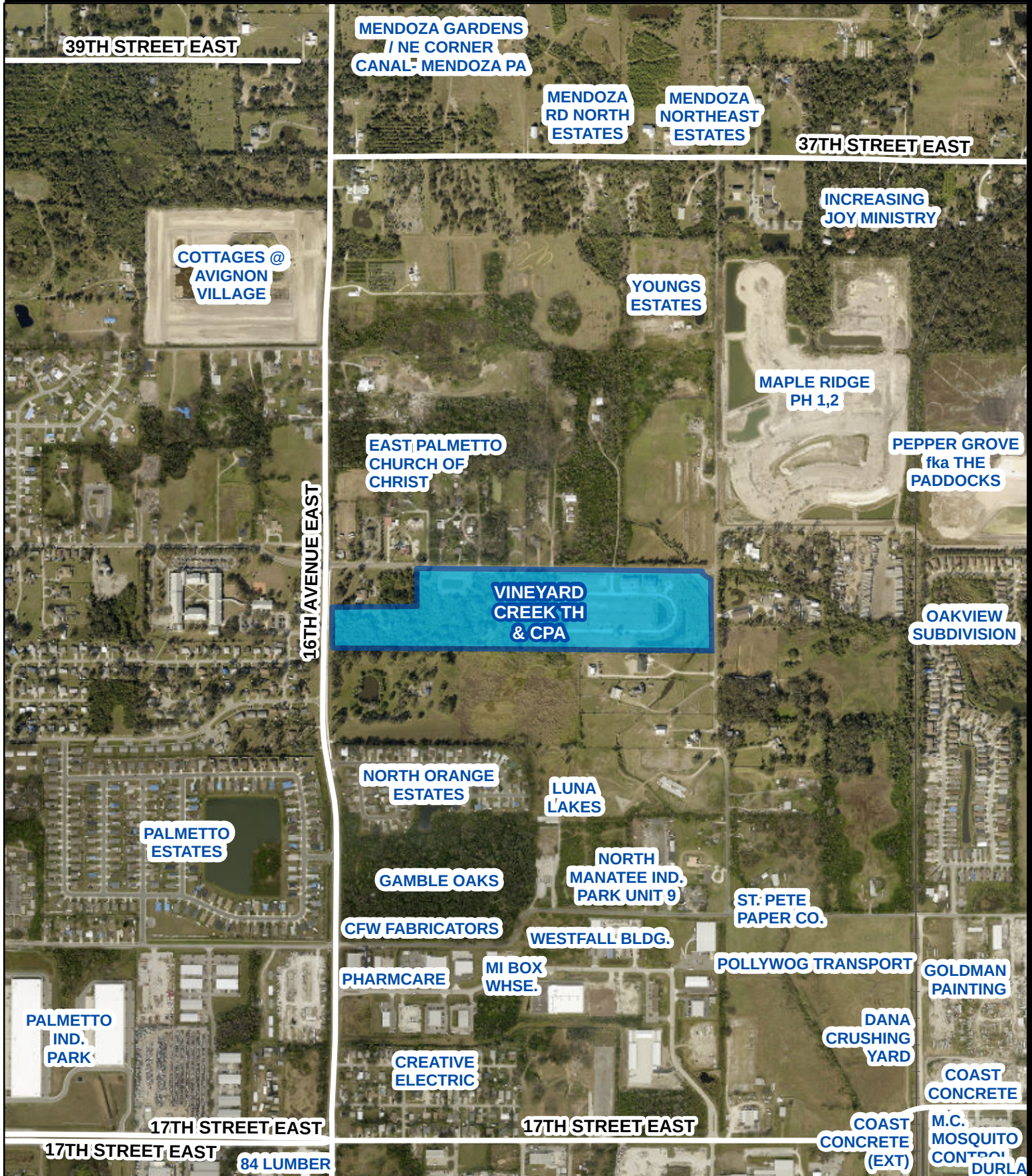
Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

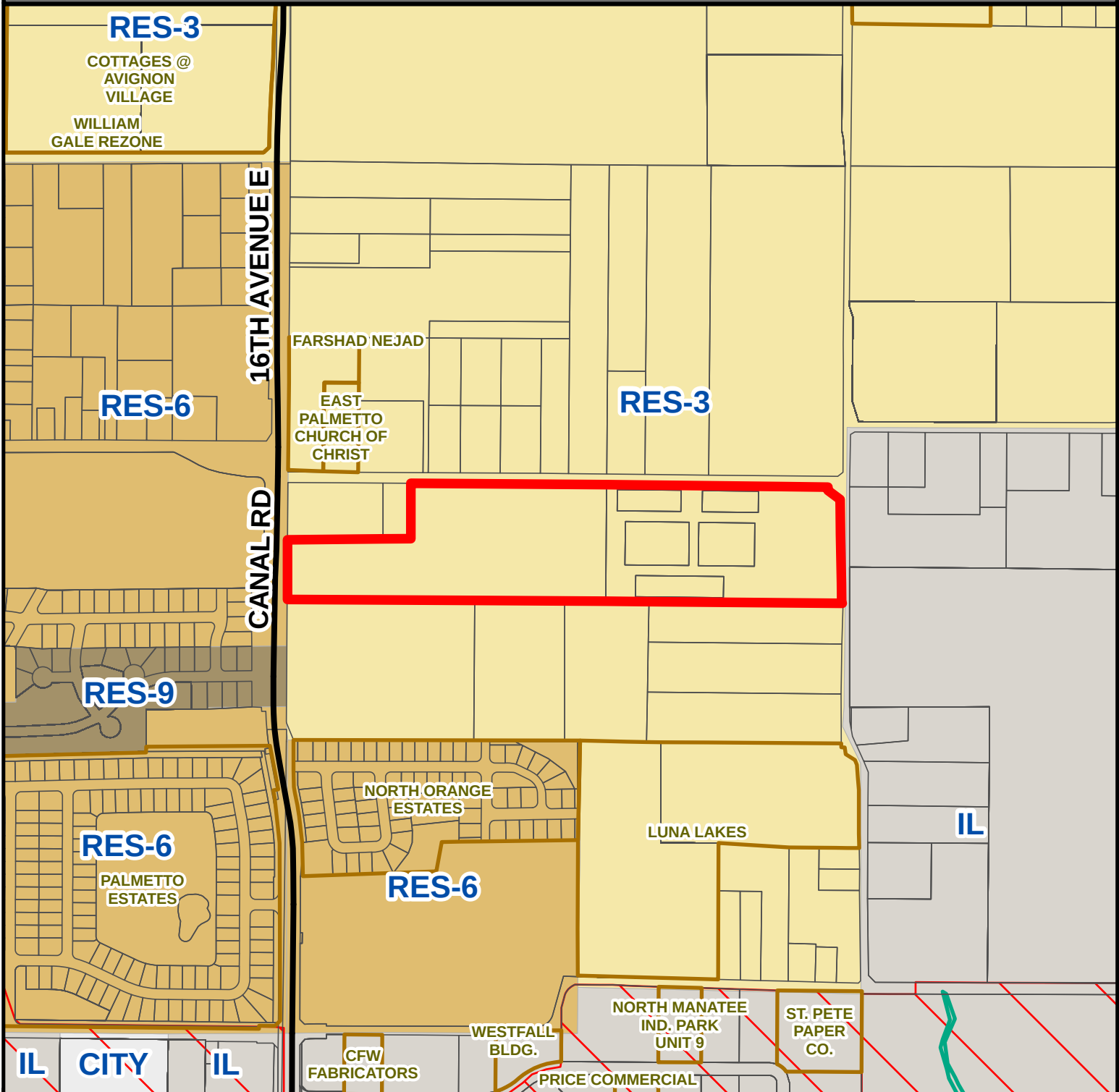
0 1,200 2,400
Feet

PROPOSED LOCATION OF VINEYARD CREEK TOWNHOMES



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 for 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

Acreage: 29.20

Existing Zoning: A-1, RSF-1, PD-R

Existing FLU: RES-3

Overlays: NONE

Special Areas: NONE

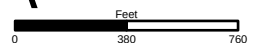
CHH: N

Watershed: NONE

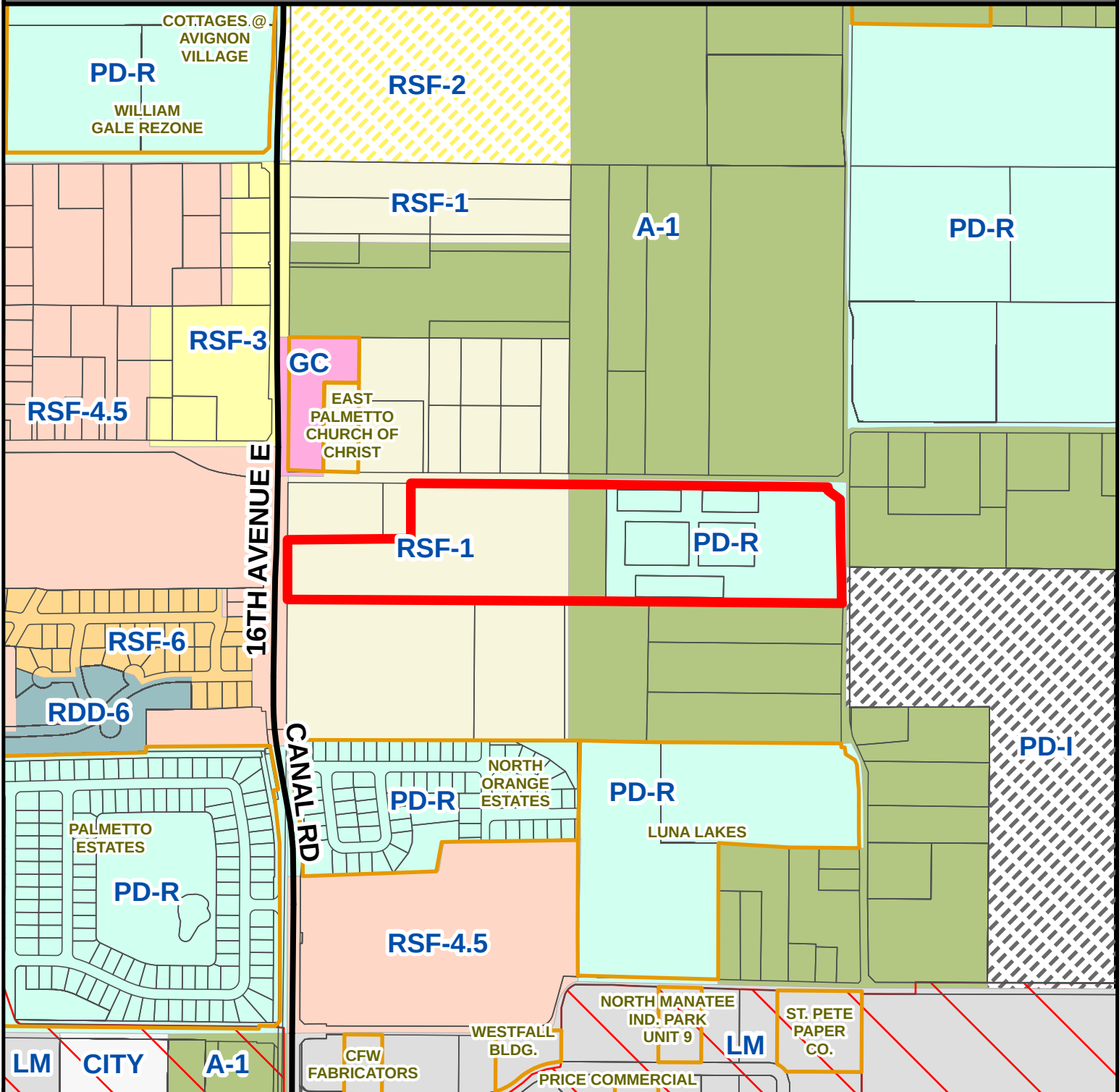
Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026



ZONING



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

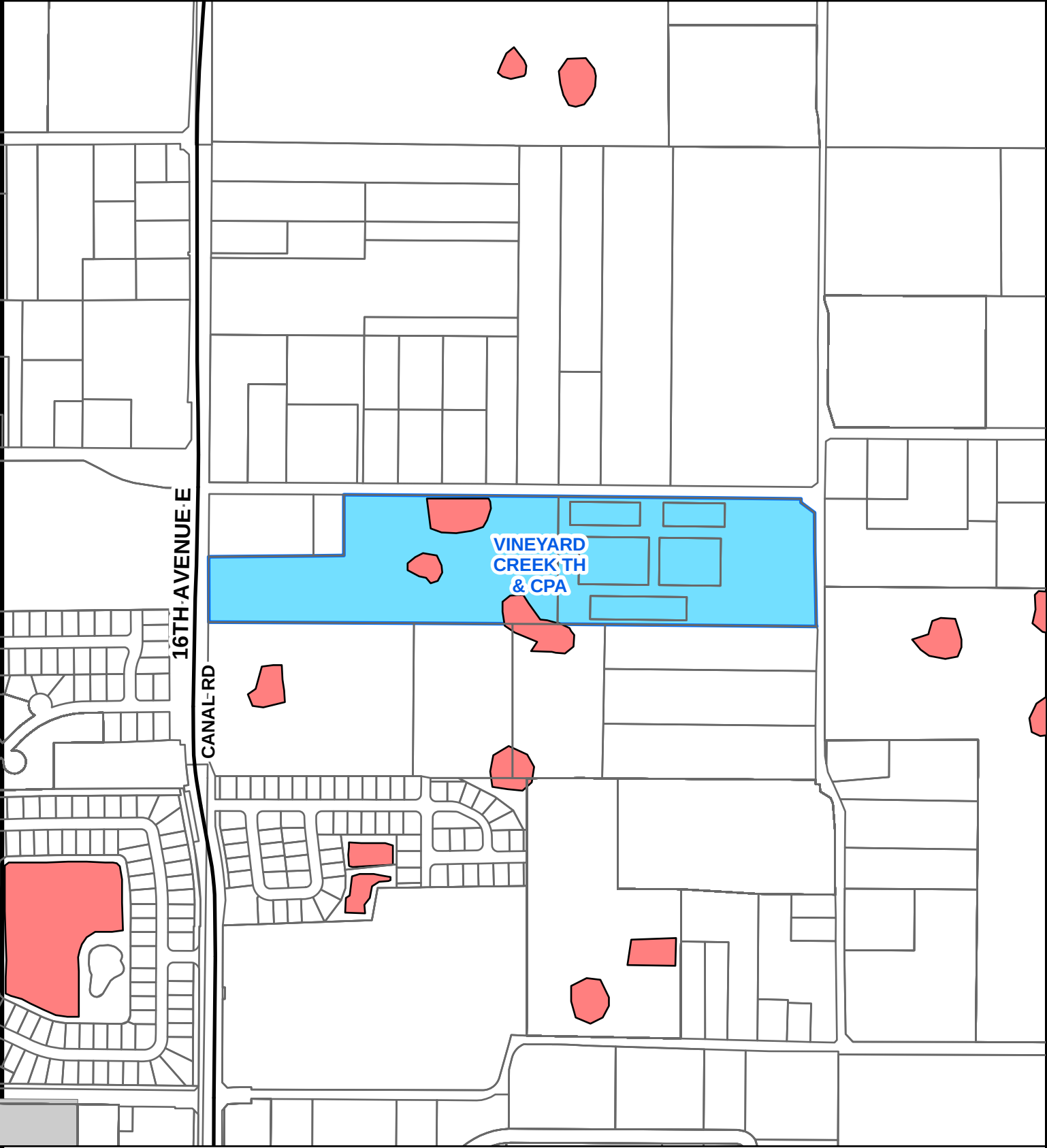
Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Amanda Ballard

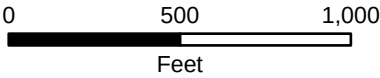
Manatee County
Staff Report Map
Map Prepared 5 / 2026

0 380 760 Feet

VINEYARD CREEK - FLOODPLAIN



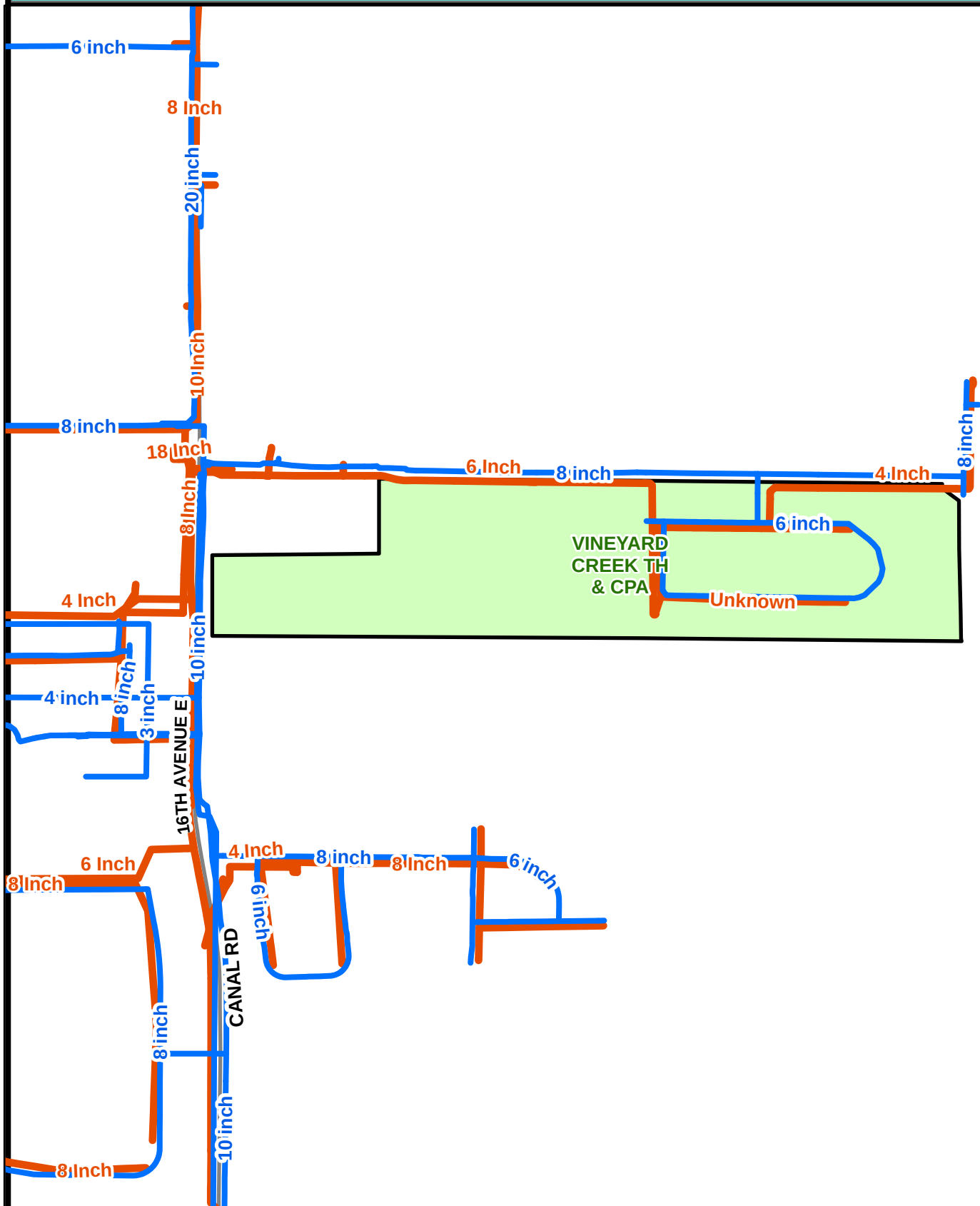
FLOOD ZONES A, AE and VE



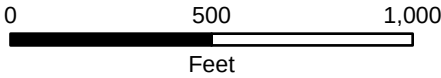
Source: DFIRM 2021 Flood Zones (Daily Update - FEMA)

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 for inappropriate or unintended uses of the information.

VINYARD CREEK TOWNHOMES - UTILITIES



 WATER MAINS
 SEWER MAINS



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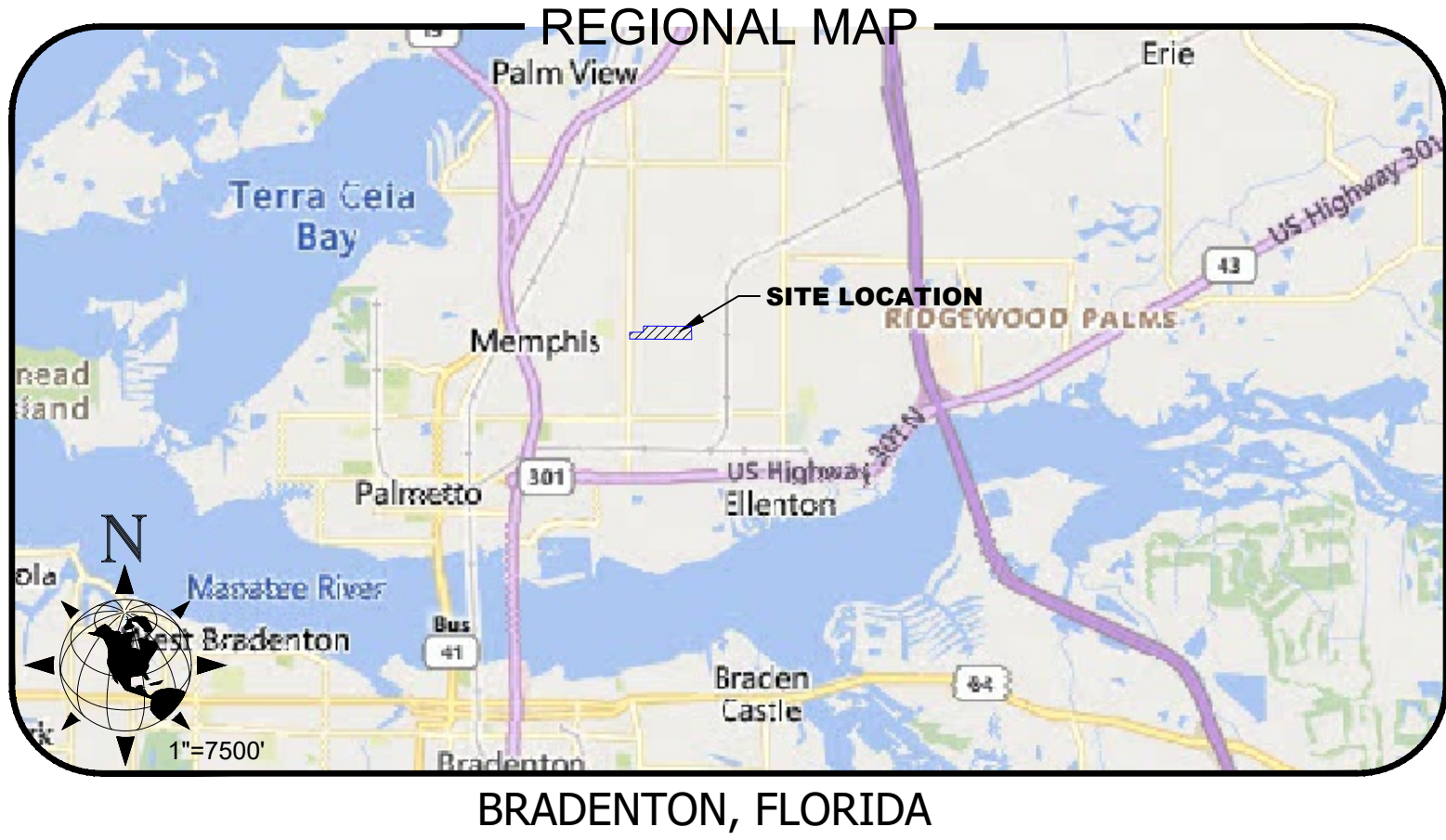
REZONE TO PLANNED DEVELOPMENT for a
REVISED GENERAL DEVELOPMENT PLAN for
VINEYARD CREEK
TOWNHOMES

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



INDEX OF SHEETS

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

SITE NOTES:

- REQUIRED OPEN SPACE:**
25% OF OVERALL DEVELOPMENT = 7.46 ACRES
PROVIDED OPEN SPACE =18.33 ACRES (61%)
- 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).
- THERE ARE WETLANDS LOCATED WITHIN THE PROJECT LIMITS.
- SITE IS NOT IN AN OVERLAY DISTRICT.
- THE PROPERTY IS PARTIALLY IN THE 100 YEAR FLOODPLAIN DELINEATION PER FEMA MAP. PANEL MAP NUMBER 12081C0166F (EFFECTIVE DATE AUGUST 10, 2021).
- NO SPECIFIC APPROVALS REQUIRED.

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 34293
(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
(941)845-6325

AGENT/PLANNER:
PHILIP DIMARIA, AICP
KIMLEY-HORN & ASSOCIATES, INC.
1800 2ND ST SUITE 900
SARASOTA, FLORIDA 34236
(941)379-7800
www.kimley-horn.com

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

ENVIRONMENTAL:
CHRIS KENNEDY
KIMLEY-HORN & ASSOCIATES, INC.
1800 2ND ST. SUITE 900
SARASOTA, FLORIDA34236
(941) 379-7800
www.kimley-horn.com

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



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

PREPARED BY

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 0°11'34"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 0°47'22"E, A DISTANCE OF 560.80 FEET; THENCE S 89°21'11"E, A DISTANCE OF 1,104.24 FEET TO A POINT ON THE ABovementioned EAST LINE OF THE NORTHWEST 1/4; THENCE S 0°07'17"W, ALONG SAID EAST LINE, A DISTANCE OF 560.83 FEET TO THE POINT OF BEGINNING.

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 0°11'34"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N 89°21'11"W, A DISTANCE OF 863.31 FEET FOR A POINT OF BEGINNING; THENCE N 89°21'11"W, A DISTANCE OF 300.00 FEET; THENCE N 0°38'49"W, A DISTANCE OF 100.00 FEET; THENCE S 89°21'11"E, A DISTANCE OF 300.00 FEET; THENCE S 0°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 0°11'34"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N 42°00'30"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 191.90 FEET, A CHORD BEARING OF N 48°35'07"W, AND A CHORD LENGTH OF 410.00 FEET; THENCE NORTHWEST 1/4, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 170°02', A DISTANCE OF 410.00 FEET; THENCE N 89°21'11"W, A DISTANCE OF 300.00 FEET; THENCE N 0°38'49"W, A DISTANCE OF 100.00 FEET; THENCE S 89°21'11"E, A DISTANCE OF 300.00 FEET; THENCE S 0°38'49"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT:

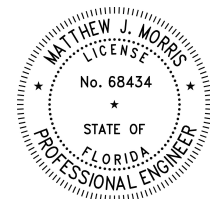
PARCEL 3:
PROPOSED LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 AND 56 LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 0°11'34"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N 70°58'38"W, A DISTANCE OF 784.85 FEET FOR A POINT OF BEGINNING; THENCE N 89°21'11"W, A DISTANCE OF 300.00 FEET; THENCE N 0°38'49"W, A DISTANCE OF 203.80 FEET; THENCE S 89°21'11"E, A DISTANCE OF 300.00 FEET; THENCE S 0°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, 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 0°11'34"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N 66°37'44"W, A DISTANCE OF 440.00 FEET FOR A POINT OF BEGINNING; THENCE N 89°21'11"W, A DISTANCE OF 300.00 FEET; THENCE N 0°38'49"W, A DISTANCE OF 203.80 FEET; THENCE S 89°21'11"E, A DISTANCE OF 300.00 FEET; THENCE S 0°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 0°11'34"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N 89°21'11"W, A DISTANCE OF 948.83 FEET; THENCE N 0°38'49"W, A DISTANCE OF 203.80 FEET FOR A POINT OF BEGINNING; THENCE N 89°21'11"W, A DISTANCE OF 300.00 FEET; THENCE N 0°38'49"W, A DISTANCE OF 100.00 FEET; THENCE S 89°21'11"E, A DISTANCE OF 100.00 FEET; THENCE S 0°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 P.E.
FL LICENSE NO. 68434

SHEET

1 OF 4

Saved: 4/7/2026 4:28:45 PM KUEFNER | Printed: 4/09/2026 8:45:35 AM KUEFNER | Z:\0055 FLA VINEYARD CRV PLANNING\DEV PLANS\DEV CG VINEYCRD CRV02

LAND USE NOTES:

- PROJECT SITE IS CURRENTLY ZONED A-1, RSF-1, AND PDR. THE FUTURE LAND USE CATEGORY IS RES-3.
- 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.
- COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OR HOMEOWNERS ASSOCIATION, AN INDEPENDENT SPECIAL DISTRICT, A DEVELOPER, OR THE MASTER DEVELOPER.
- STREET LIGHTS MAY BE INSTALLED IN ACCORDANCE WITH LDC SECTION 806 AT THE DEVELOPERS OPTION.
- 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.
- PROJECT WILL UTILIZE COUNTY SOLID WASTE COLLECTION
- UNDEVELOPED LAND MAY BE USED FOR AGRICULTURAL PURPOSES THROUGHOUT THE LIFE OF PROJECT.

GENERAL NOTES:

WESTERN SURVEY:

- 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:

- 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:

- 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.
- 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.
- ANY EXISTING SEPTIC TANKS WILL BE REMOVED CONSISTENT WITH LOCAL AND STATE PERMITTING REQUIREMENTS.
- TREE REMOVAL/REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402, 511, 700, AND 701 OF THE LDC.
- ALL BUFFERS SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY OR FUTURE DEDICATIONS.
- INTERNAL SCREENING BUFFERS WILL BE REVIEWED AT FSP IN ACCORDANCE WITH LDC SEC. 701.
- TREE PROTECTION WILL BE ADDRESSED WITH FUTURE PRELIMINARY/FINAL SITE PLAN(S).

STORMWATER NOTES:

- THE PROJECT IS WITHIN THE MANATEE RIVER BELOW RIVER DAM BASIN.
- 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.
- 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:

- 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.
- 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.
- THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
- MASTER INFRASTRUCTURE IS NOT SUBJECT TO PHASING.
- 100% PERCENT AUTOMATIC IRRIGATION SYSTEM SHALL BE REQUIRED.

TRANSPORTATION NOTES:

- 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.
- PROPOSED SIDEWALKS ARE SUBJECT TO LDC SECTION 1001.6
- AUTOMATIC GATES WILL BE IN COMPLIANCE WITH COUNTY ORD. 19-15 COMPANION AUTOMATIC GATE SYSTEMS STANDARDS MEMORANDUM.
- PARKING BASED UPON USE AT TIME OF FSP REVIEW IN ACCORDANCE WITH LDC TABLE 10-2, SECTION 1005.3 UNLESS OTHERWISE NOTED HEREIN.
- 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.

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



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	

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

SCALE AS NOTED	
VERTICAL DATUM NAVD88	
SHEET 2	OF 4

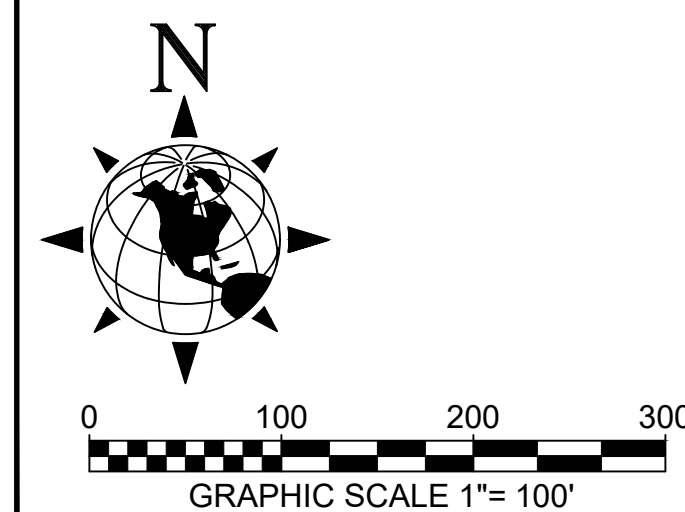
100 YEAR FLOOD LINE/FLOOD ZONE
SITE LIES IN ZONES: "A" & "X"
(BASE FLOOD ELEVATION IS)
PER FIRM PANEL120C0166F EFFECTIVE 8/10/2021.
("A" 1.29 AC. ON SITE)
(FLOOD "X" 28.17 AC. ON SITE)

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



1		2025-09		REVISE NOTES, REMOVE OLD WETLAND		KGH	M 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		EXISTING CONDITIONS - AERIAL VINEYARD CREEK MANATEE COUNTY, FLORIDA		SCALE 1"=100' VERTICAL DATUM NAVD88 SHEET 3 OF 4		MATTHEW J. MORRIS P.E. FL LICENSE NO. 68434
				PROJECT VINYRD CR										
				DRAWING VINYRD EX										
NO.		DATE		REVISION DESCRIPTION		BY		DRAWN KGH						

LEGEND

"A" 100 YEAR FLOOD LINE/FLOOD ZONE SITE LIES IN ZONES: "A" & "X" (BASE FLOOD ELEVATION IS) (PER FIRM PANEL 1208C0166F EFFECTIVE 8/10/2021. ("A" 1.03 AC. ON SITE) (FLOOD "X" 28.17 AC. ON SITE)

"X"

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 PANEL 1208C0166F 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)

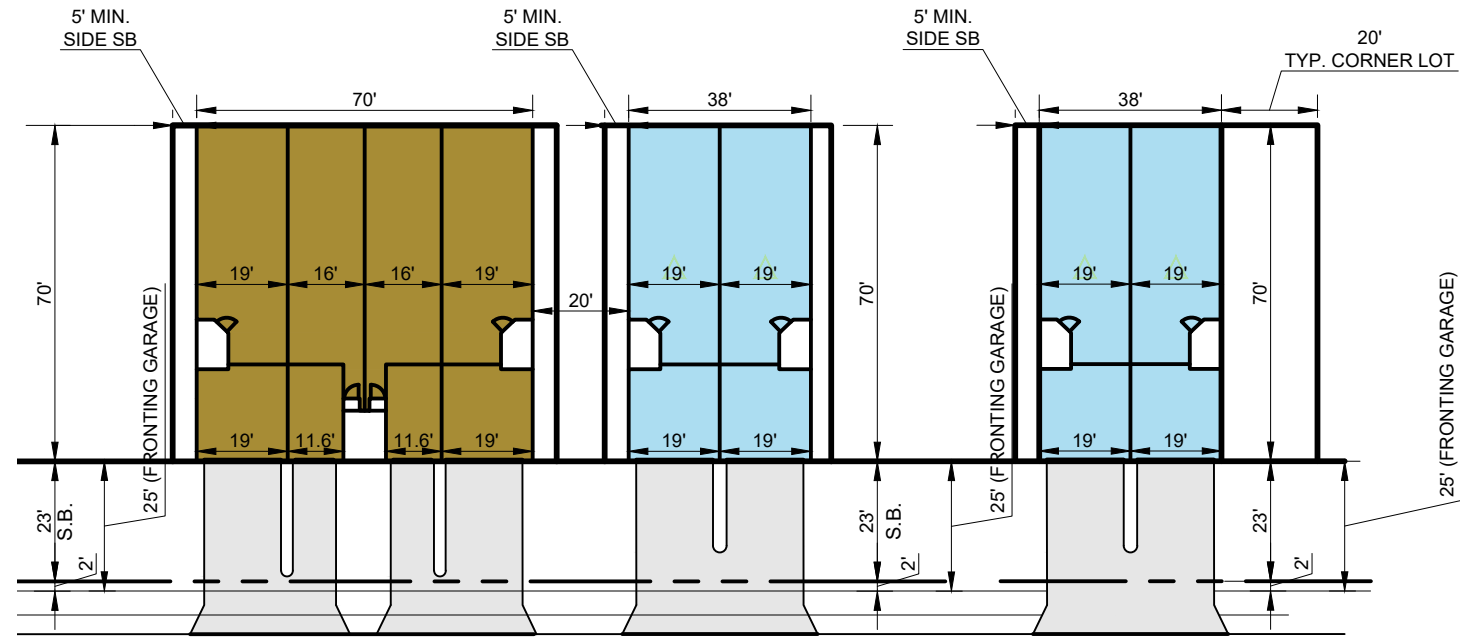
REQUIRED PARKING: 2 SPACES PER UNIT
STANDARD PARKING SPACES: 57
(RES- GARAGE) SPACES: 312
(RES-DW) SPACES: 312
PROVIDED PARKING: 681 SPACES

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



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	GDP
DRAWN	KGH
CHECKED	MM

GENERAL DEVELOPMENT PLAN
VINEYARD CREEK
MANATEE COUNTY, FLORIDA



0 100 200 300
GRAPHIC SCALE 1"= 100'

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

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



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



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 NELLY ALG THE ARC OF SD CURVE, A DIST OF 39.27 FT; TH N 00 DEG 38 MIN 49 SEC E, A



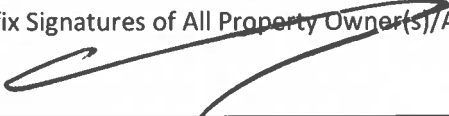
DIST OF 112.00 FT TO A PT ON THE SLY R/W LN OF 26TH ST E; TH S 89 DEG 21 MIN 13 SEC E, ALG SD SLY R/W LN, A DIST OF 50.00 FT; TH LEAVING SD SLY R/W LN, S 00 DEG 38 MIN 49 SEC W, A DIST OF 112.00 FT TO THE PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RAD OF 25.00 FT, A CHORD BEARING OF S 44 DEG 21 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 DIST OF 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.



Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

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


(Signature) Charlie Bishop, County Administrator

6/18/25
(Date)

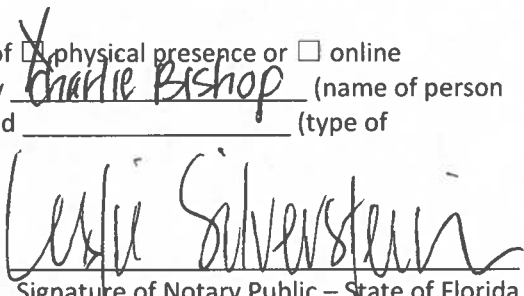
(Signature)

(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.




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 (*Paspalum 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	<i>Haliaeetus leucocephalus</i>	Migratory Bird/X	Potential (FWS)	No nests identified by FWCC or during site visit
Wood Stork	<i>Mycteria americana</i>	E/T	Likely (FNAI)	Not observed
Gopher Tortoise	<i>Gopherus polyphemus</i>	X/T	Potential (FNAI)	No active burrows identified
Eastern Indigo	<i>Drymarchon couperi</i>	T/T	Potential (FNAI)	Not observed
Crested Caracara	<i>Caracara cheriway</i>	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.



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,

A handwritten signature in blue ink, appearing to read "Chris Kennedy".

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

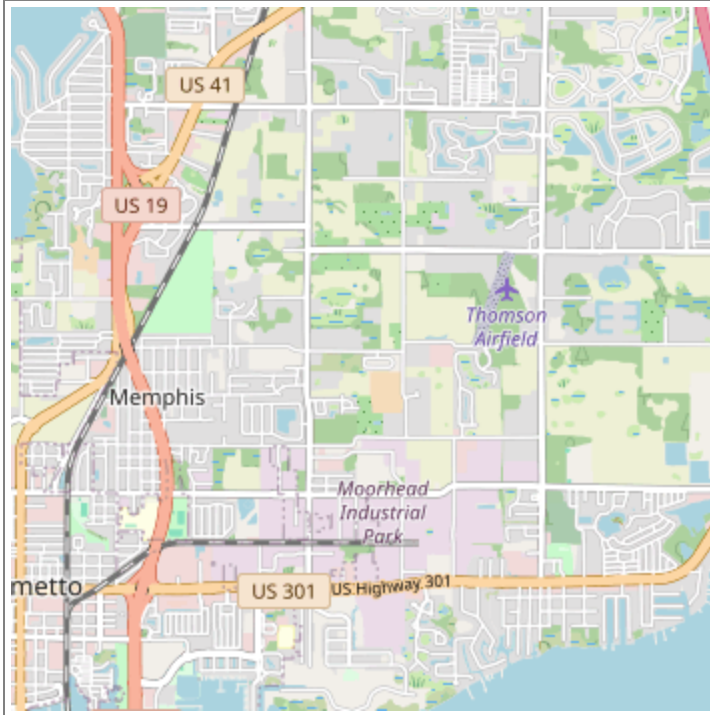
UNOFFICIAL REPORT

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

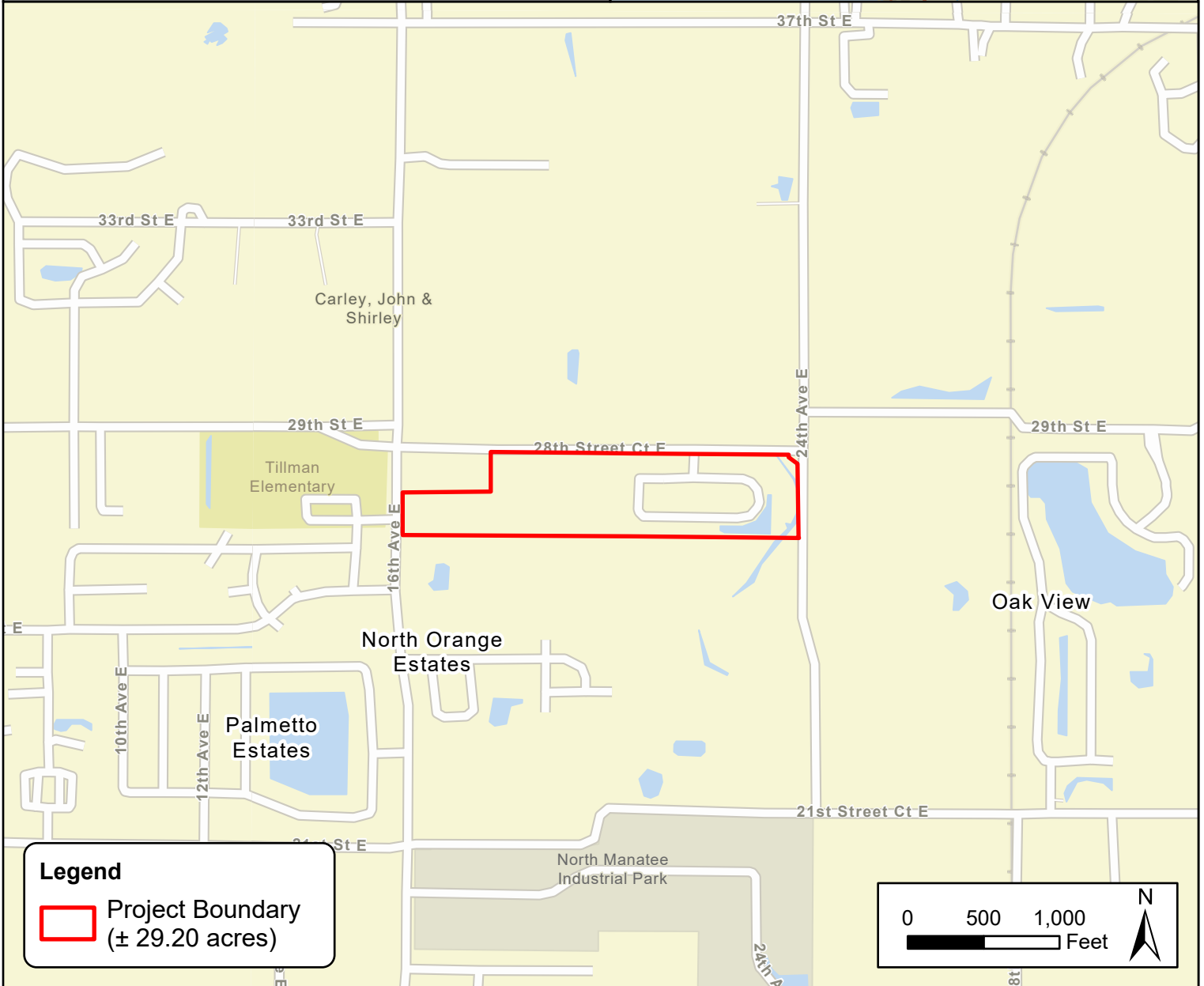
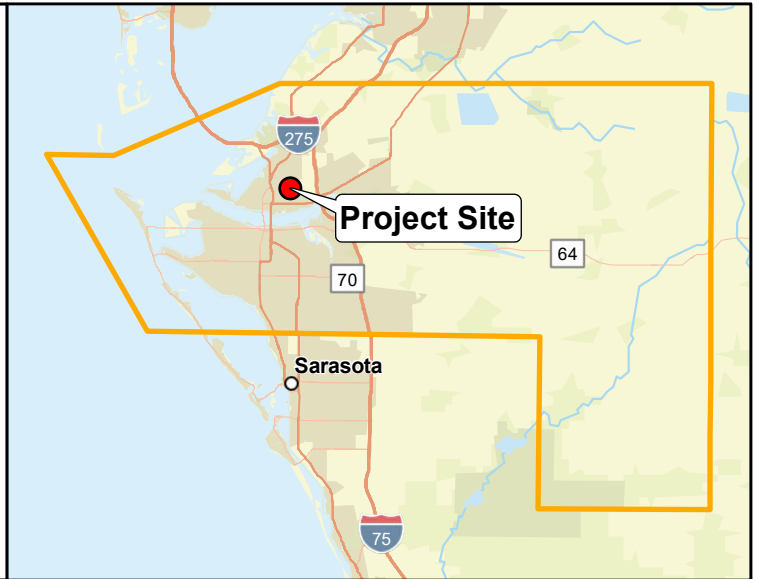
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Forestiera godfreyi Godfrey's swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua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



Folder: C:\Users\garret.denise\OneDrive - KHI\Documents\GIS_Working\Avignon\GIS\Maps\Avignon_ArcPro

Kimley»Horn

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

Project Location Map

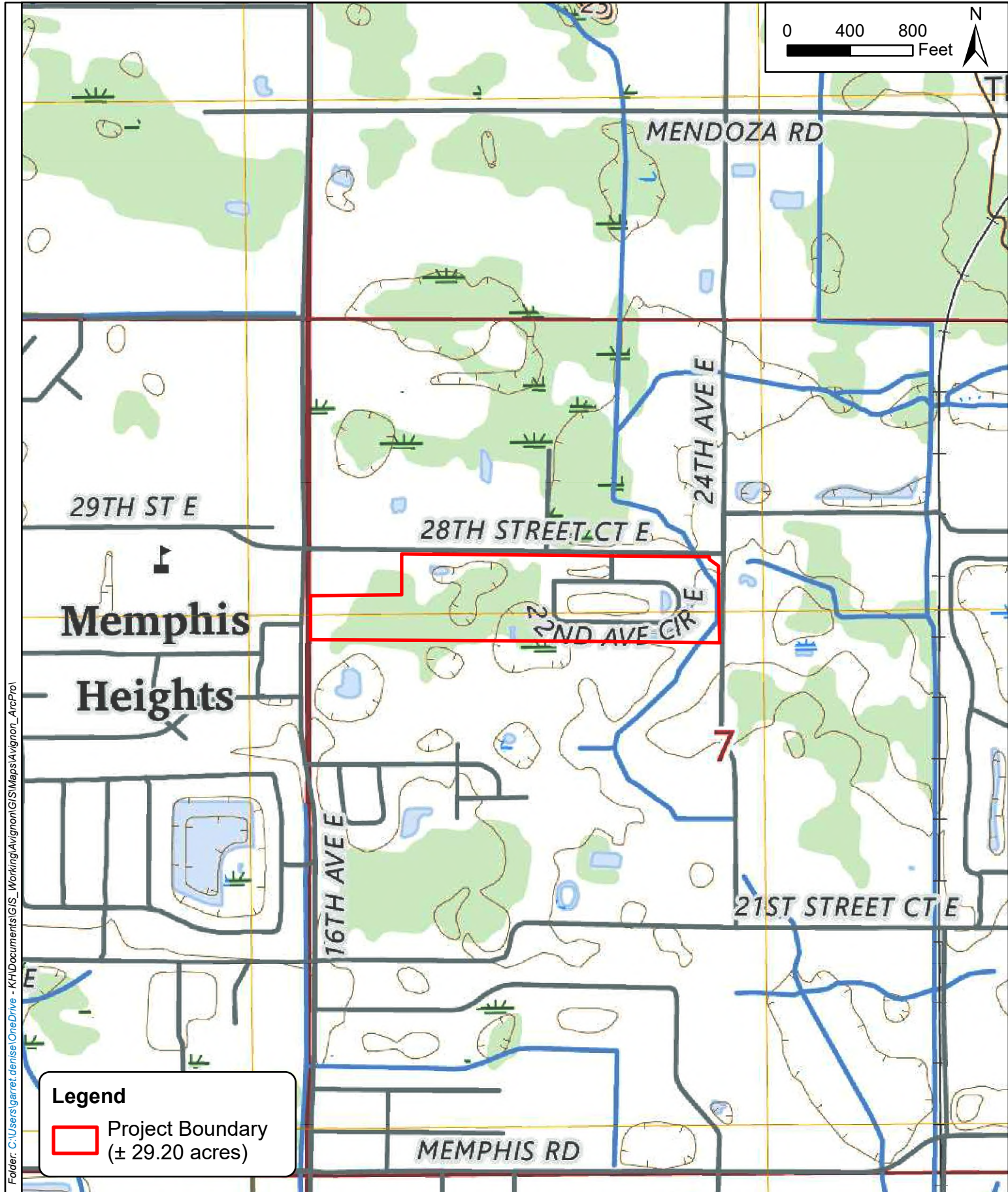
**Vineyard Creek
Manatee County, Florida**

1 IN = 1,000 FT

PROJECT NUMBER: 048119299

JUNE 2025

FIGURE 1



Folder: C:\Users\garret\OneDrive - KHD\Documents\GIS_Working\Avignon\GIS\Maps\Avignon_ArcPro

Legend

Project Boundary
(± 29.20 acres)

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

USGS Quadrangle Map

**Vineyard Creek
Manatee County, Florida**

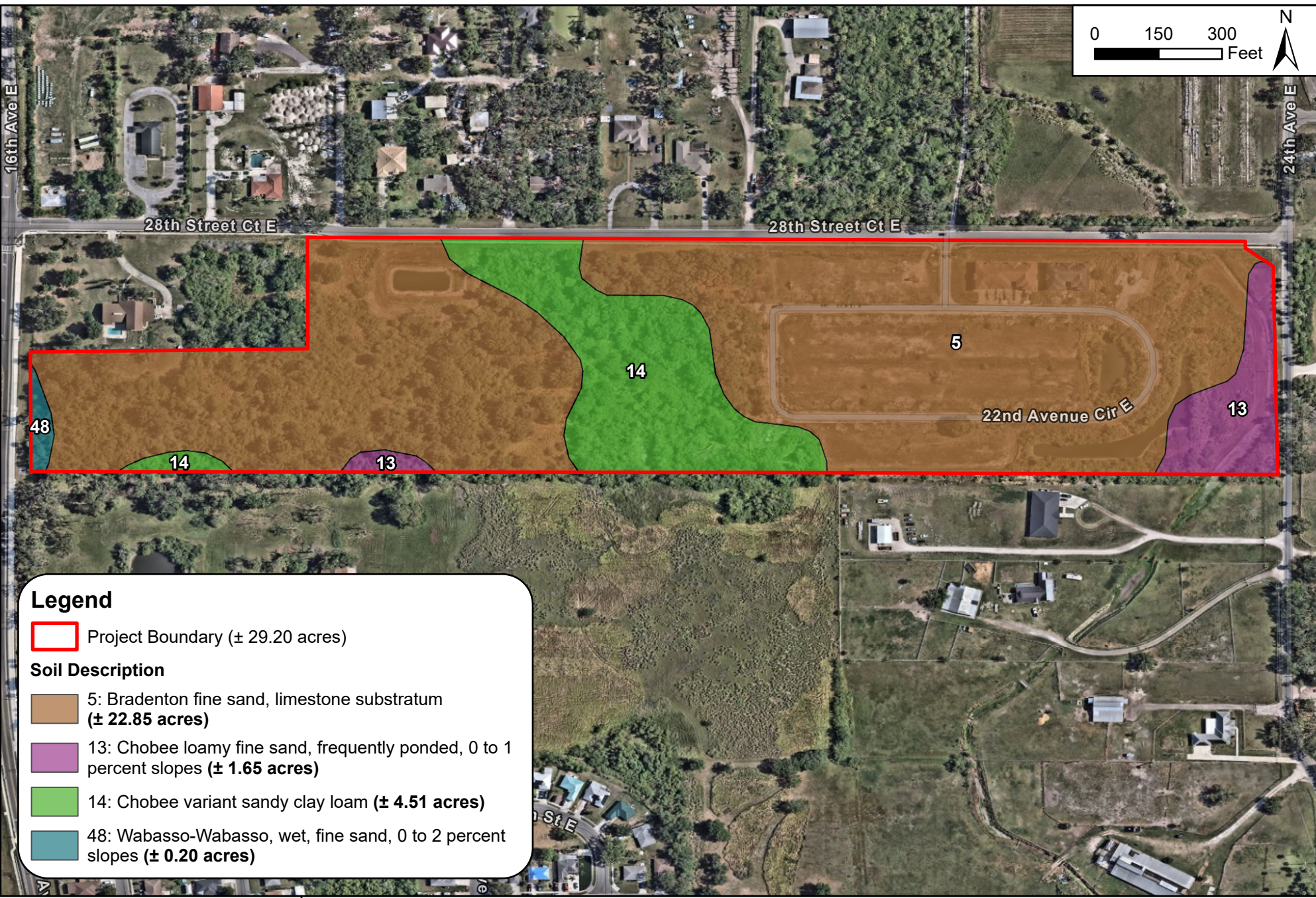
1 IN = 800 FT

PROJECT NUMBER: 048119299

JUNE 2025

FIGURE 2

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Legend

 Project Boundary (± 29.20 acres)

Soil Description

-  5: Bradenton fine sand, limestone substratum (± 22.85 acres)
-  13: Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes (± 1.65 acres)
-  14: Chobee variant sandy clay loam (± 4.51 acres)
-  48: Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes (± 0.20 acres)

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

NRCS Soils Classification Map

**Vineyard Creek
Manatee County, Florida**

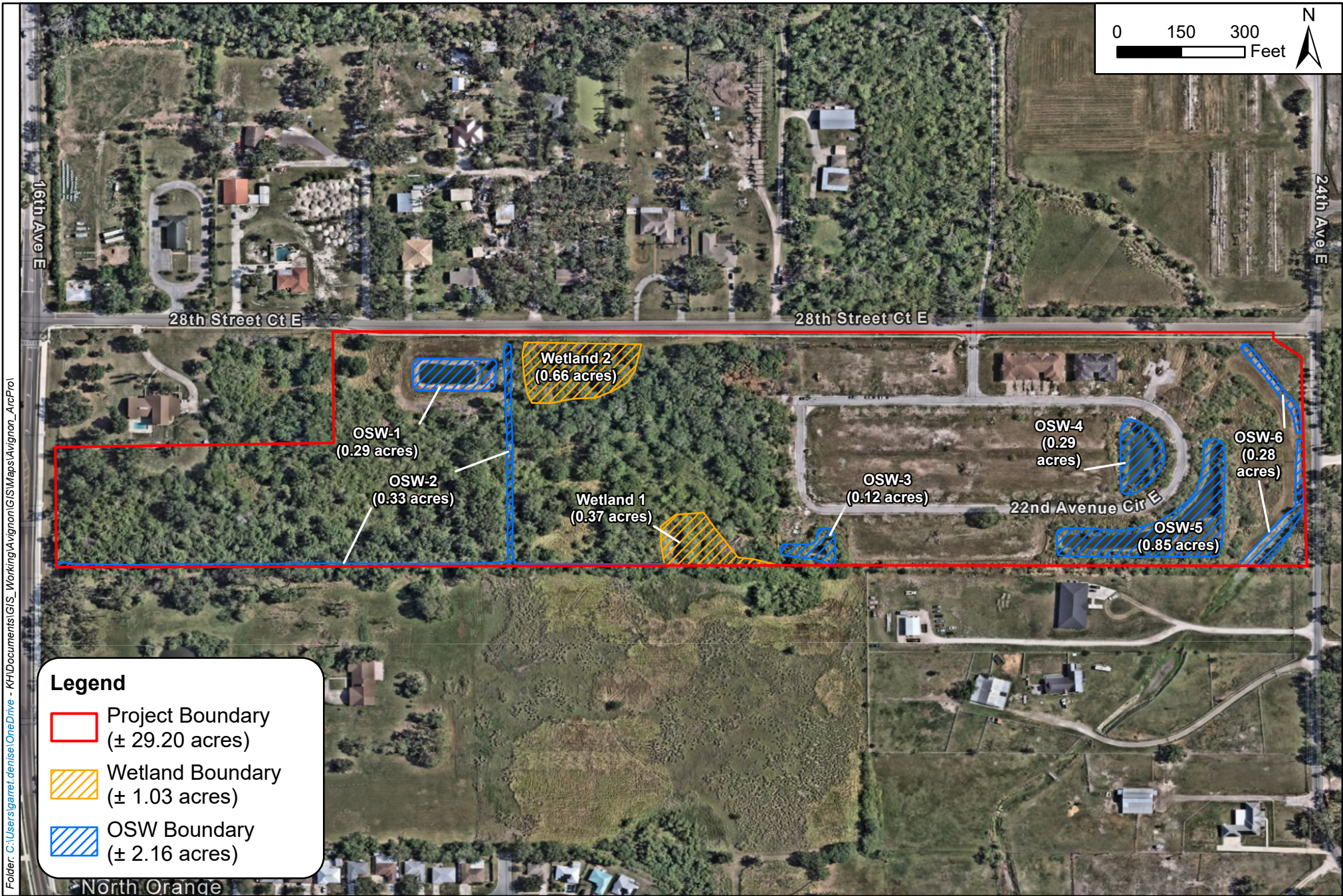
1 IN = 300 FT

PROJECT NUMBER: 048119299

JUNE 2025

FIGURE 3

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Legend

-  Project Boundary
(± 29.20 acres)
-  Wetland Boundary
(± 1.03 acres)
-  OSW Boundary
(± 2.16 acres)

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www.kimley-horn.com

Wetland & OSW Map

**Vineyard Creek
Manatee County, Florida**

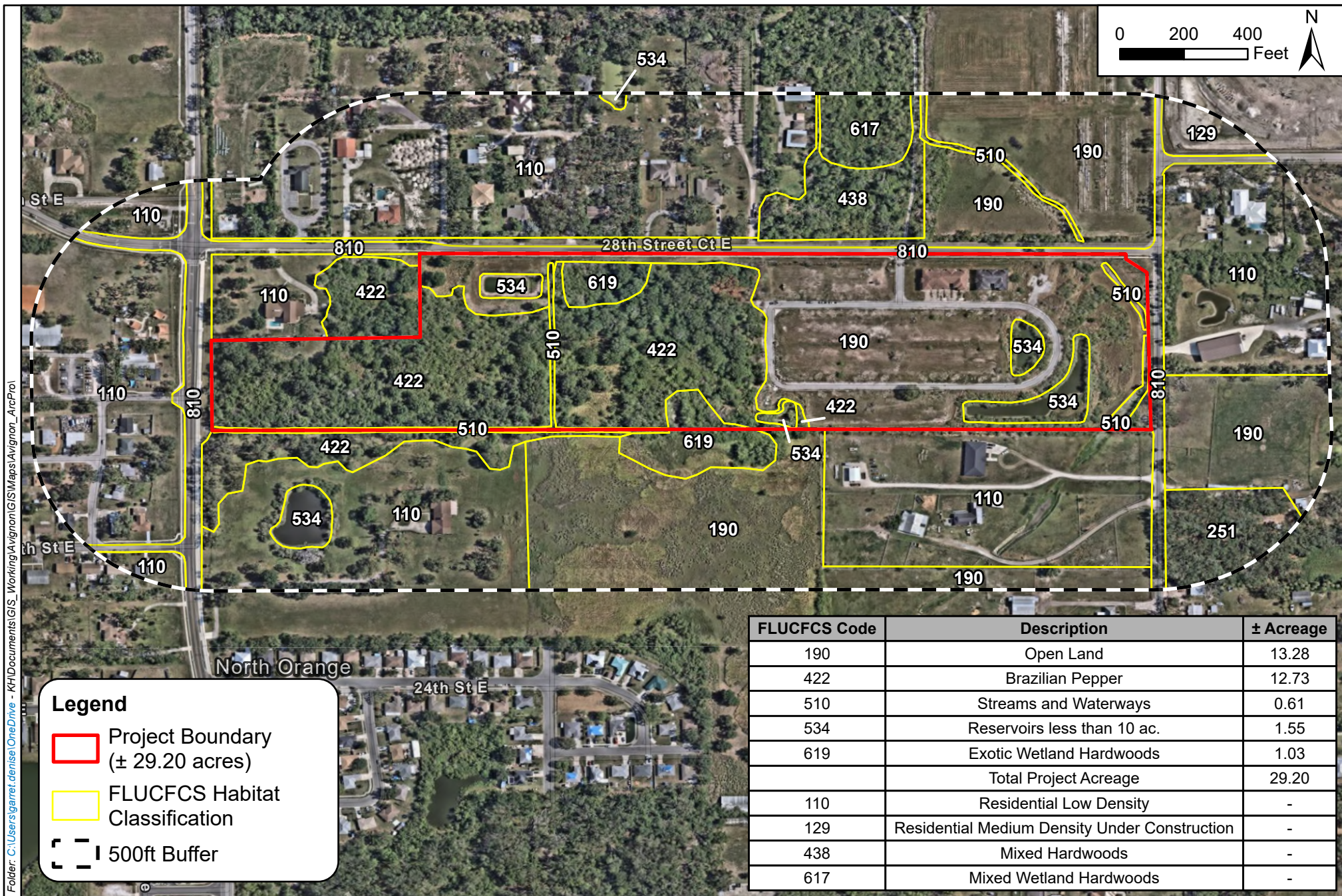
1 IN = 300 FT

PROJECT NUMBER: 048119299

JUNE 2025

FIGURE 6

Folder: C:\Users\garret.denise\OneDrive - KHD\Documents\GIS_ Working\Avignon\GIS\Maps\Avignon_ArcPro



Legend

Project Boundary
(± 29.20 acres)

FLUCFCS Habitat
Classification

500ft Buffer

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	-

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 assist the governing board in its land-use decision.

Project Information

Local Government:	Manatee County Government	Case Planner:	Elizabeth Shulman
Project Name:	Vineyard Creek	Fee:	
Application Type:	Comprehensive Plan Map Amendment	Date:	08/25/25
Record Number:	PLN2508-0053	SSA:	1
Project Number:	PA-25-08/ORD-25-48	Acres:	29.20
Address/PIN:	2701 24th Ave E, Palmetto 34221	Version:	CR-V1

Overview

The applicant has requested approval of a Comprehensive Plan Map Amendment from Residential-3 (RES-3) that allows 3 dwelling units an acre to Residential-9 (RES-9) that allows up to 9 dwelling units an acre for 29.20 acres.

School District notes that applicant has submitted a rezoning request from Agriculture-Suburban (A-1) to Planned Development Residential (PDR) with a General Development Plan development application (PLN2508-0052) running concurrently on the 29.20 acres for a maximum of 204 townhome dwelling units.

The current land use designation allows for a total of 29 single-family detached dwelling units with a projected 5 total students.

Note: Rounding differences may occur.

The proposed land use designation allows for up to 263 dwelling units with a projected 49 total students. **Note: Rounding differences may occur.**

Projected Students

	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
Current Land Use							
RES-3 (A-1/RSF-1)	29.20	1.00	29	2	1	2	5
Proposed Land Use							
RES-9 (A-1/RSF-1)	29.20	9.00	263	23	10	17	49
Total Increase:	8.00	234	21	9	15	44	

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

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
pendleym@manateeschools.net

Executive Planner
(941) 708-8800 Extension 44056

Date: 8/25/2025



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% _____

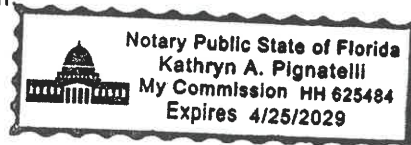
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

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.



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

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 $\pm$ 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



16th Avenue East



28th Street Court East



Neighborhood Workshop

PA-25-08/Ord.25-48 – PLN2508-0053 & PDR-25-16
(Z)(G) PLN2508-0052

Vineyard Creek CPA and Rezone

Comp. Plan Amend. to change Future Land Use RES-3 (Residential-3) to RES-9 (Residential-9); rezone from A-1 and RSP-1 to PD-9 (Planned Development Residential-9) & GDP for a 204 single-family attached townhome development with 10% of units designated as Workforce Housing.

MYMANATEE.ORG/NEWPROJECTS

Neighborhood Workshop Meeting:
November 4, 2025 6:00PM

James Tillman Elementary
1415 29th St E
Palmetto, Florida 34221

28th Street Court East



28th Street Court East



A photograph of a paved road curving to the left, lined with trees on the left and grass on the right. A dark SUV is parked on the grass with its trunk open. A white sign is placed on the grass next to the car. Utility poles with power lines run along the right side of the road under a clear blue sky.



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.

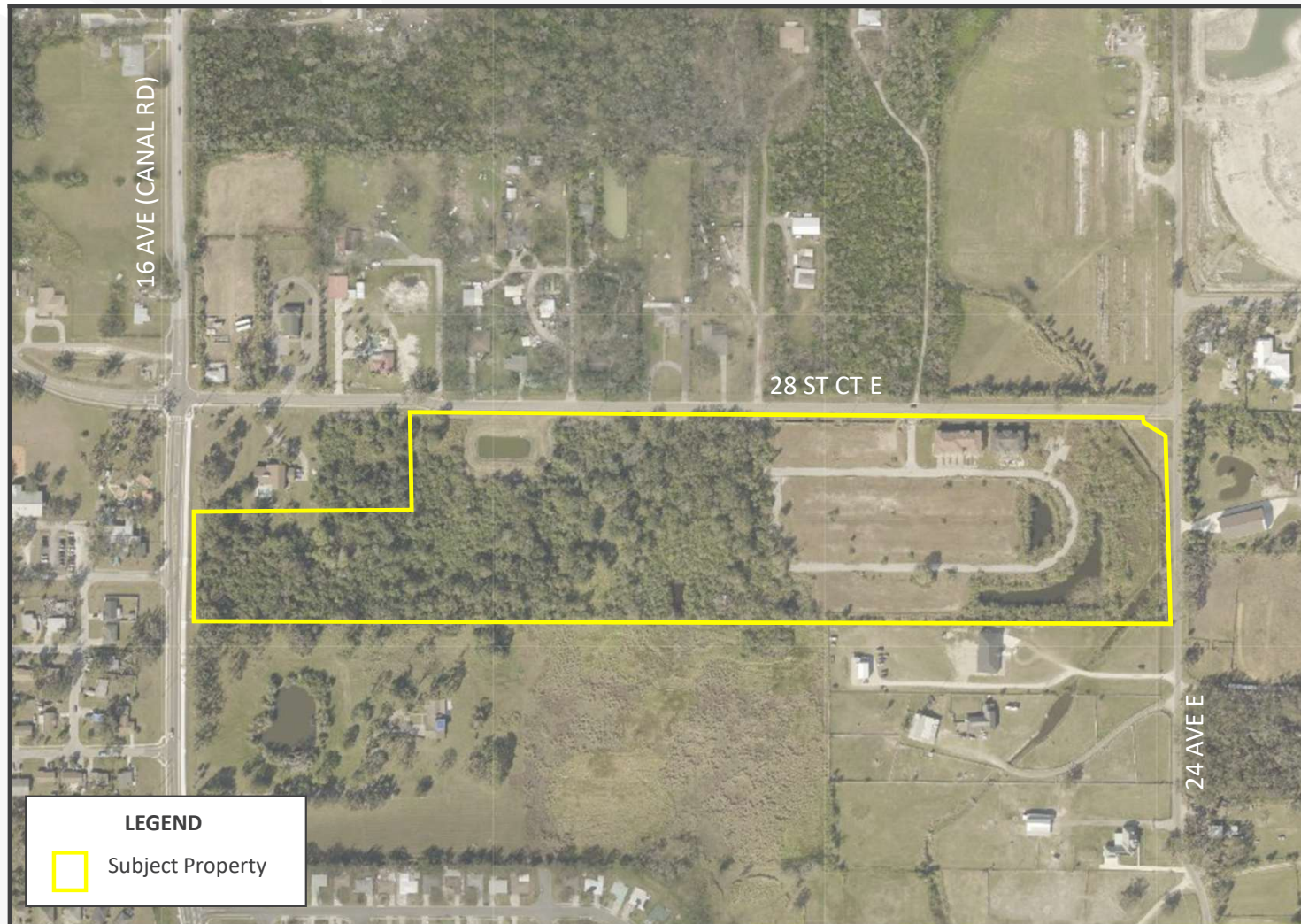
Taylor DiPietro
Kimley-Horn and Associates, Inc.

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).

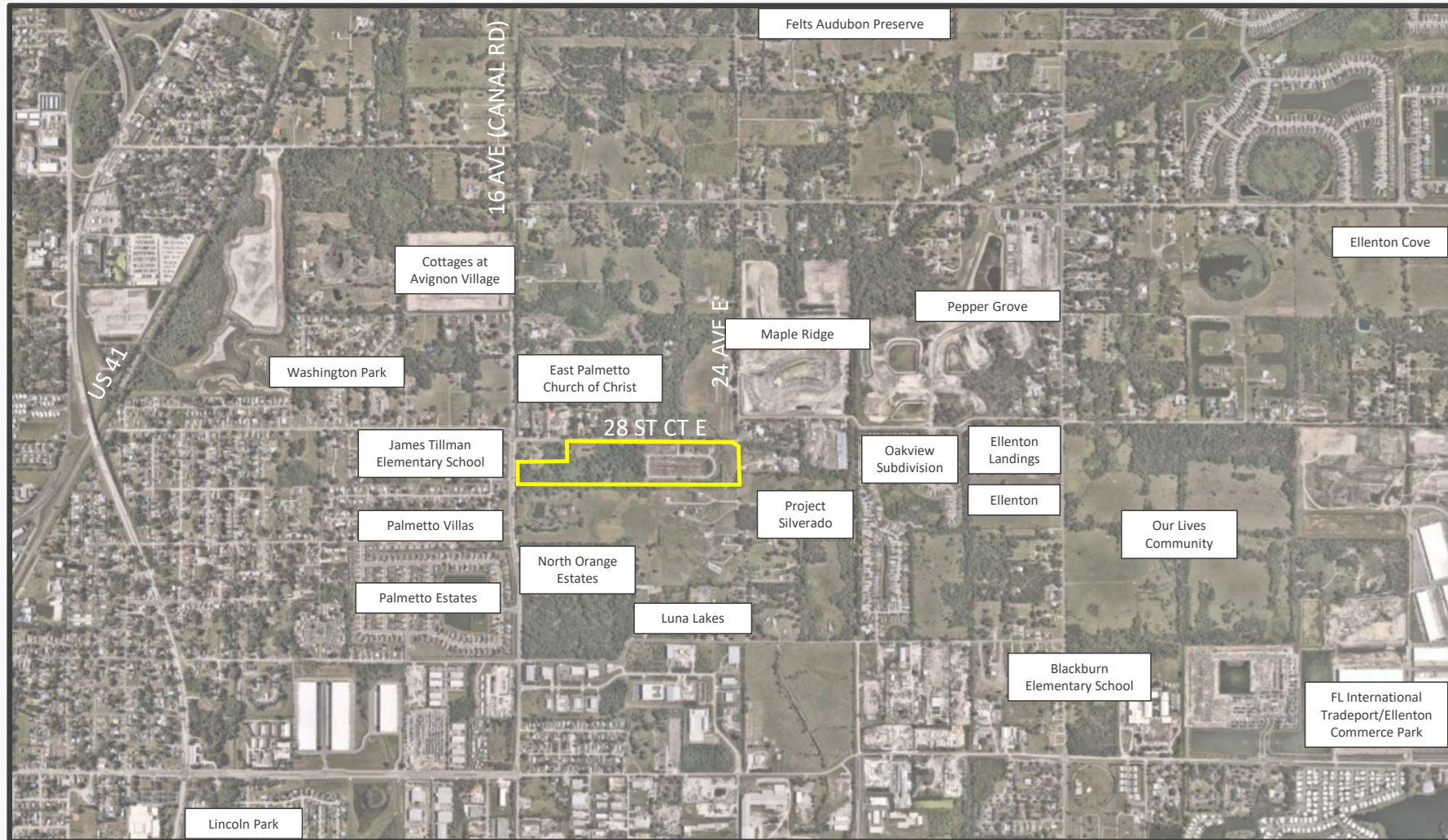
Comprehensive Plan Amendment and Zoning Atlas Amendment with an associated General Development Plan (GDP):

- 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 $\pm$ 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.

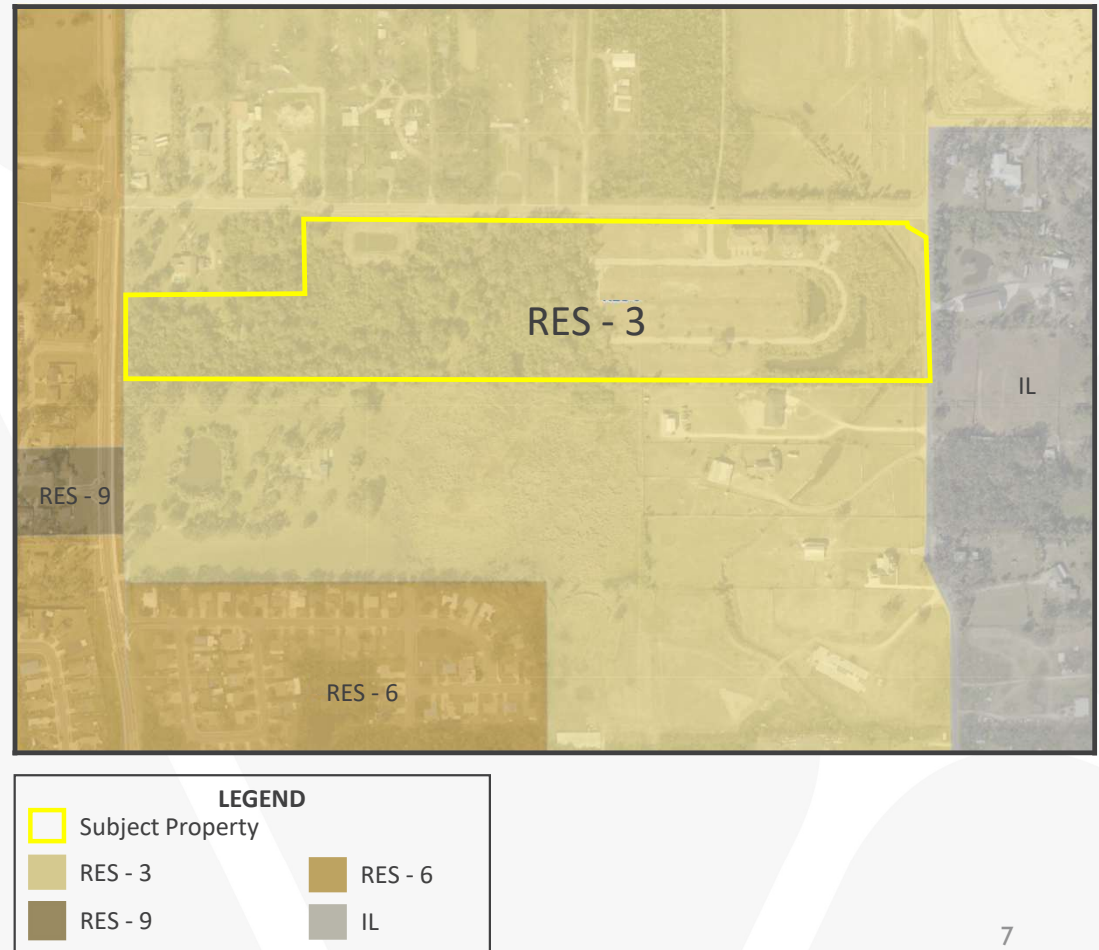
Community Context



Subject Property

Existing Future Land Use:

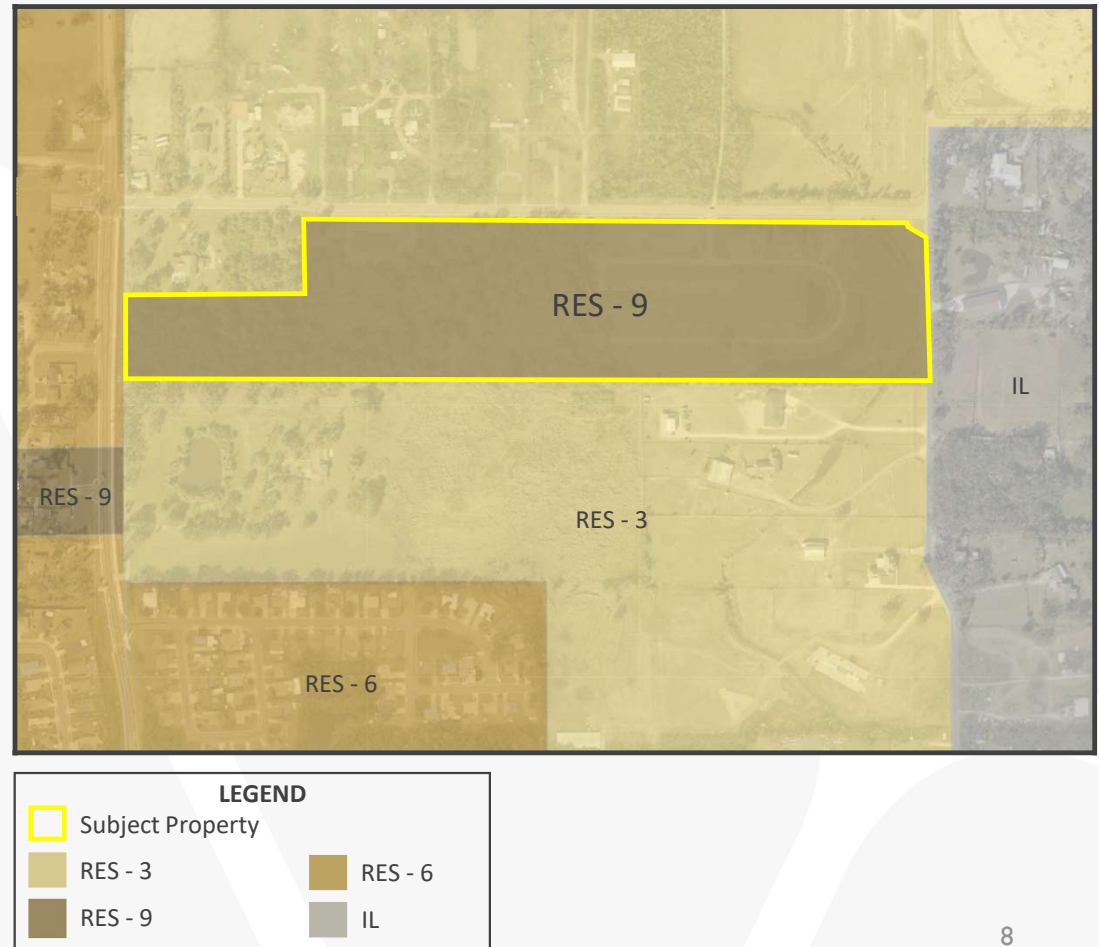
Residential – 3 DU/acre (RES-3)



Subject Property

Proposed Future Land Use:

Residential – 9 DU/acre (RES-9)



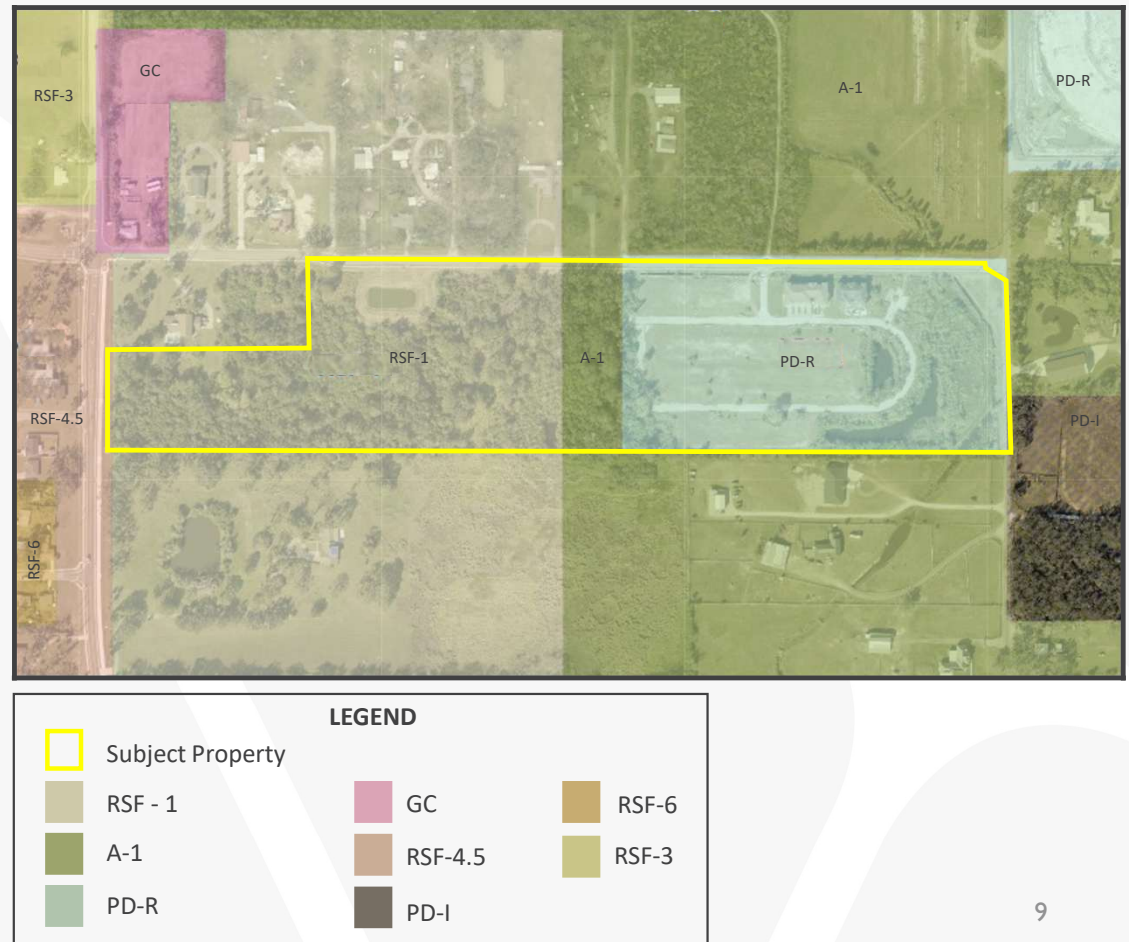
Subject Property

Existing Zoning:

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

General Agriculture District (A-1)

Planned Development Residential
(PD-R)



Subject Property

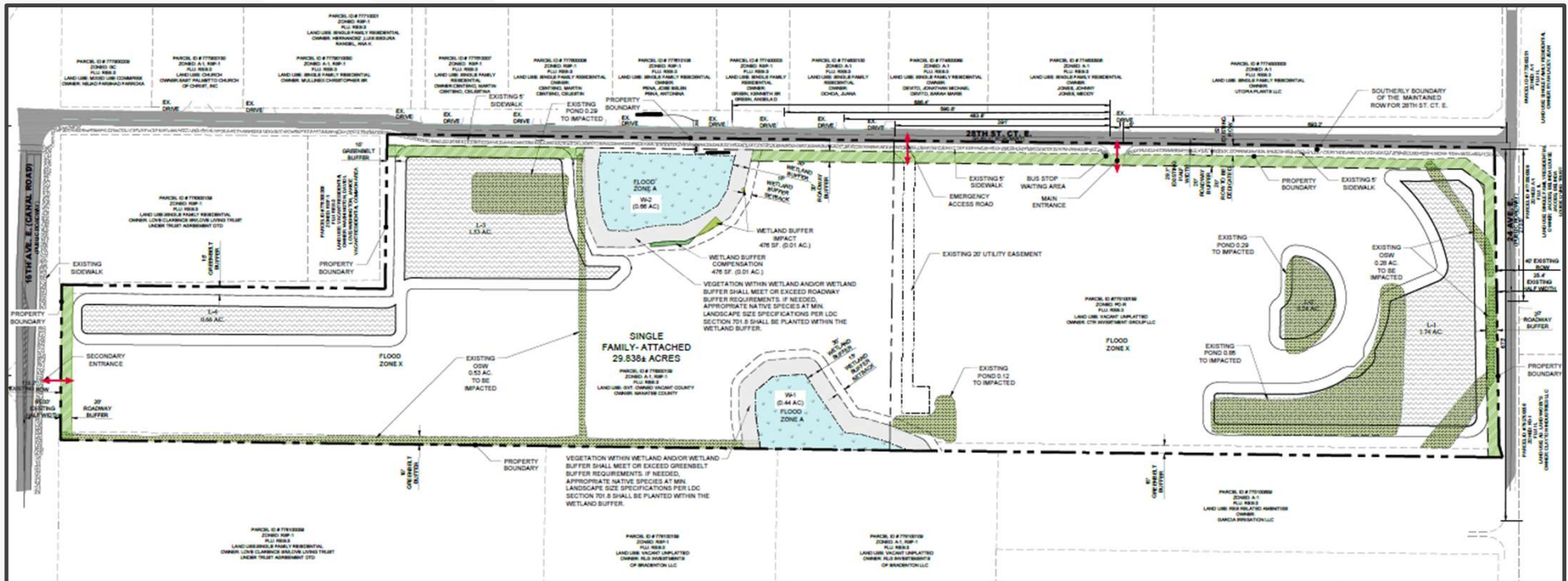
Proposed Zoning:

Planned Development
Residential (PD-R)



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

General Development Plan



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

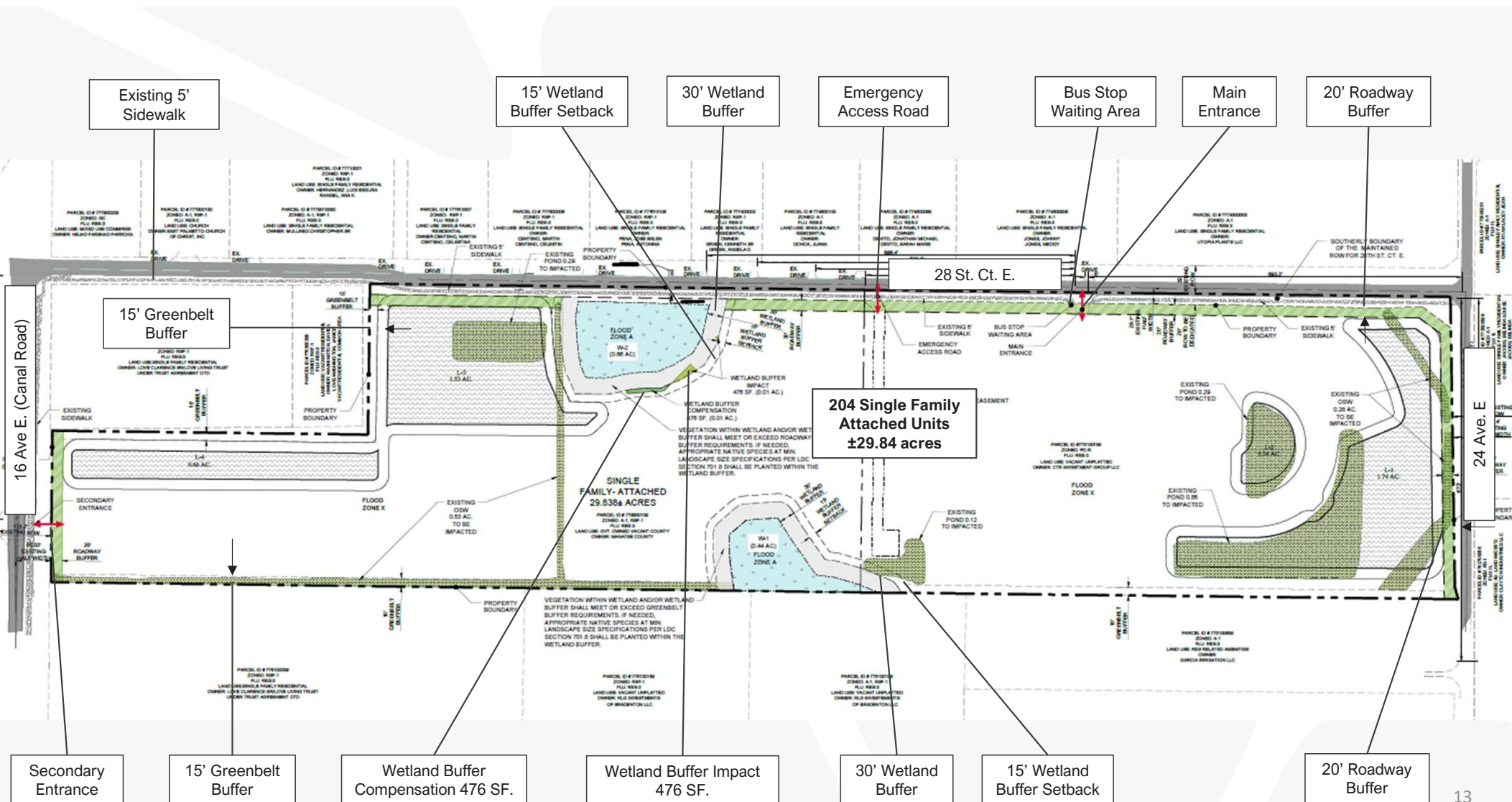
Features of the General Development Plan

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.





Neighborhood Workshop

Manatee County Development Services

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

Contact: ReviewerOnCall@mymanatee.org

Kimley»»Horn

Expect More. Experience Better.

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.

Name

Email (for more information)

Cecelia Love-Hopkins

Wesley Hopkins

Janice Love-Washington

David Washington

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Wes hopkins 32E 6m+L

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2. ENRIQUE SOTAQUIRA

3. Kenneth & Angela Green Angela.green2004@gmail.com

4. Chris & Lora Gilliam MULLINEX

gcgilliamconstruction@yahoo.com

5. Francine Pferson

REDBEAR_1968@yahoo.com

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 **Attendee Count:** 12
Taylor DiPietro, Kimley-Horn
Ivory Matthews, SimplyDwell Communities

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 28 th 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 28 th 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, 28 th Street Court East, and 24 th 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



July 1, 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, FL
34236

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

Dear Mr. Galeano:

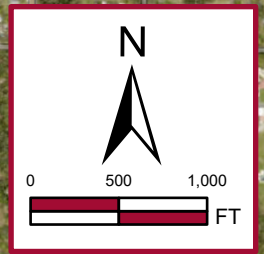
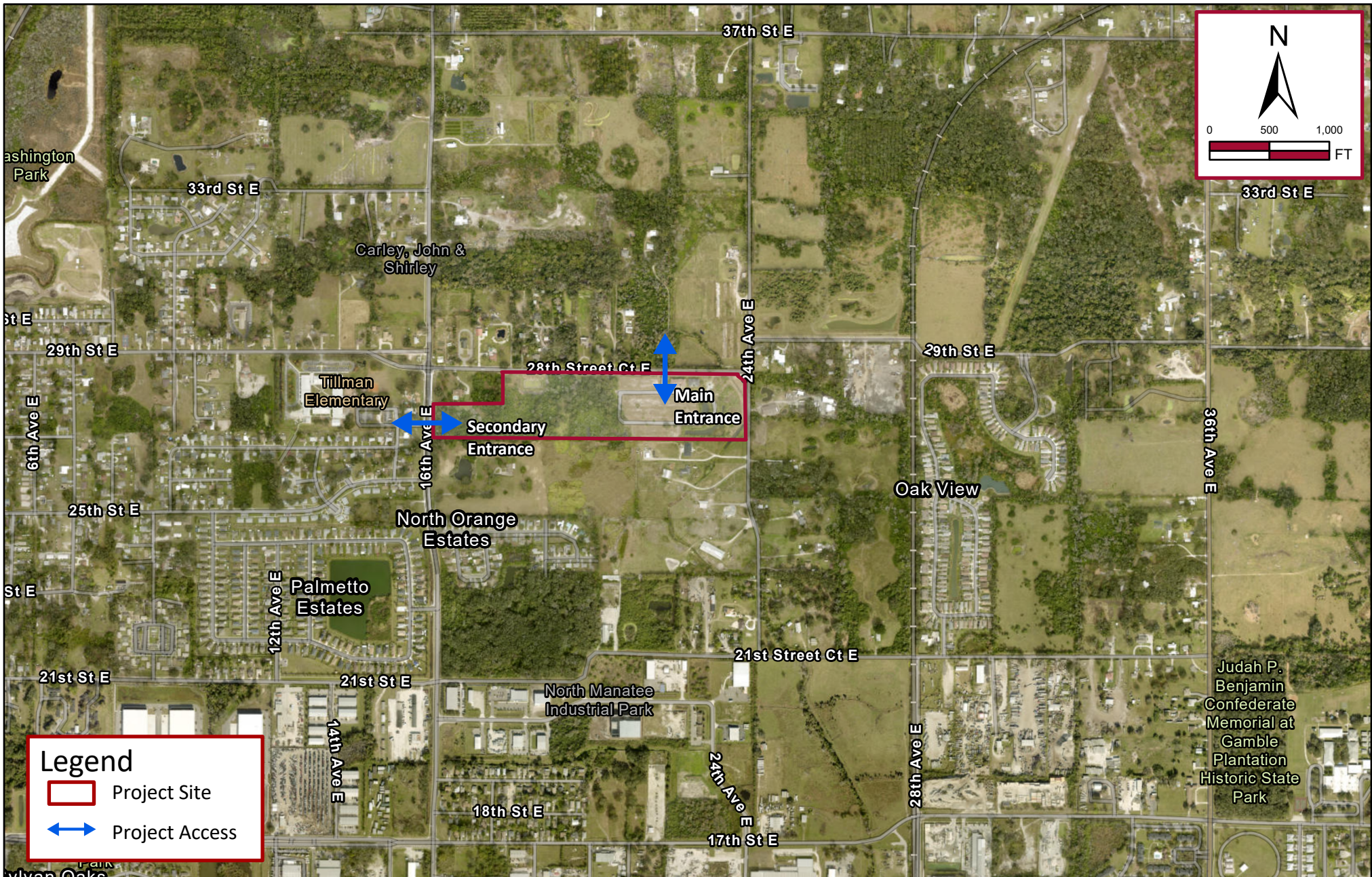
This Multimodal Site Access and Safety Analysis (MSASA) has been provided in support of a Rezone with General Development Plan (GDP) application for the proposed Vineyard Creek development. The approximately 29.24-acre project site is located south of 28th Street Court East, east of 16th Avenue East,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



Legend

Project Site

↔ Project Access

Kimley»Horn Expect More. Experience Better. © 2025 Kimley-Horn and Associates, Inc. 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

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)
 - o 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)
 - o 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.

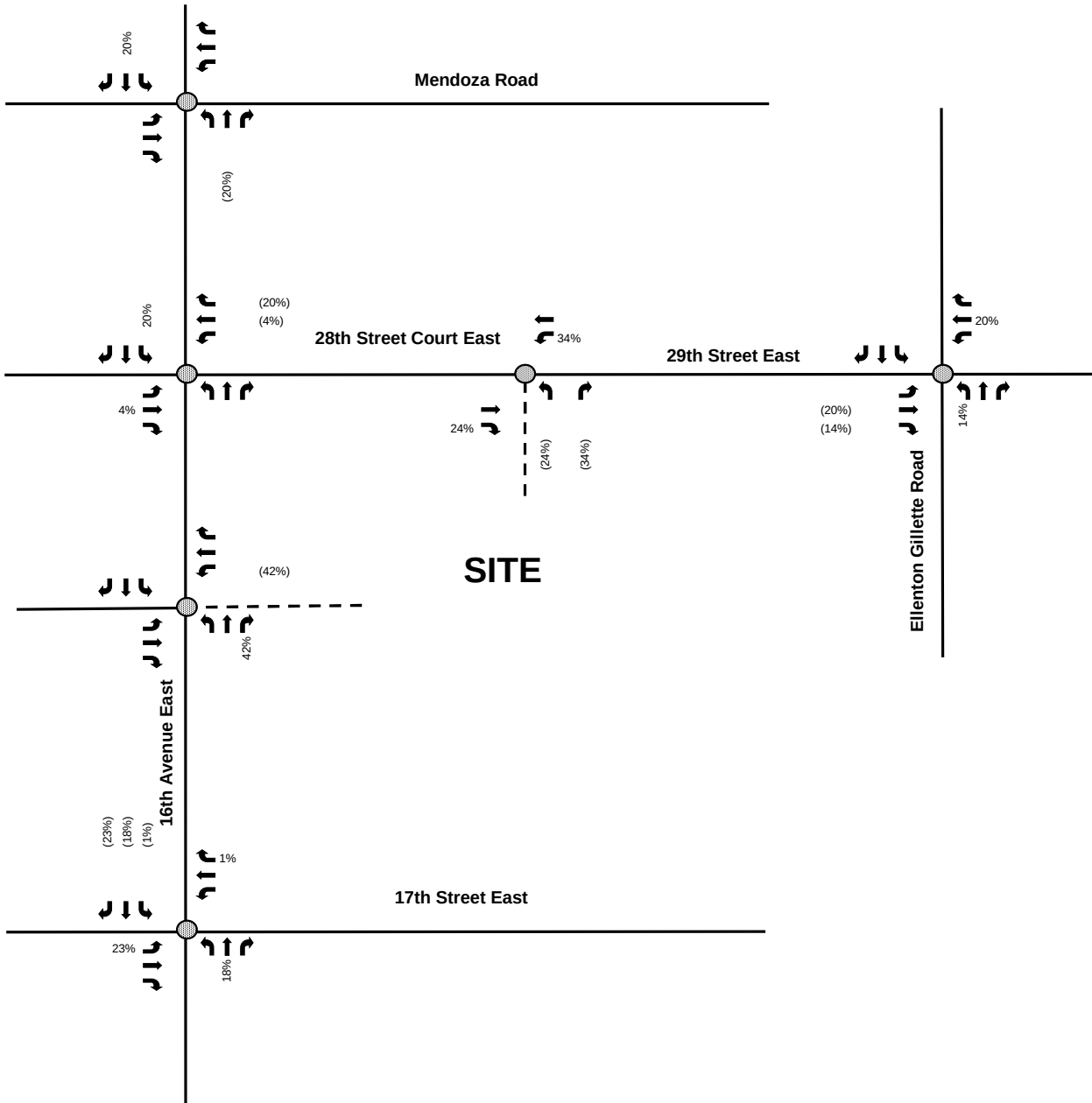
For a conservative analysis, the operational and the roadway capacity analyses were conducted based on the geometry in existing conditions. The CIP projects were not considered in the analysis.



NOT TO SCALE

Legend

- Roadway
- - - Project Access
- Study Intersection
- XX% Entering Distribution
- (XX%) Exiting Distribution





NOT TO SCALE

Legend

- Roadway
- - - Project Access
- Study Intersection
- XX P.M. Peak Hour Traffic

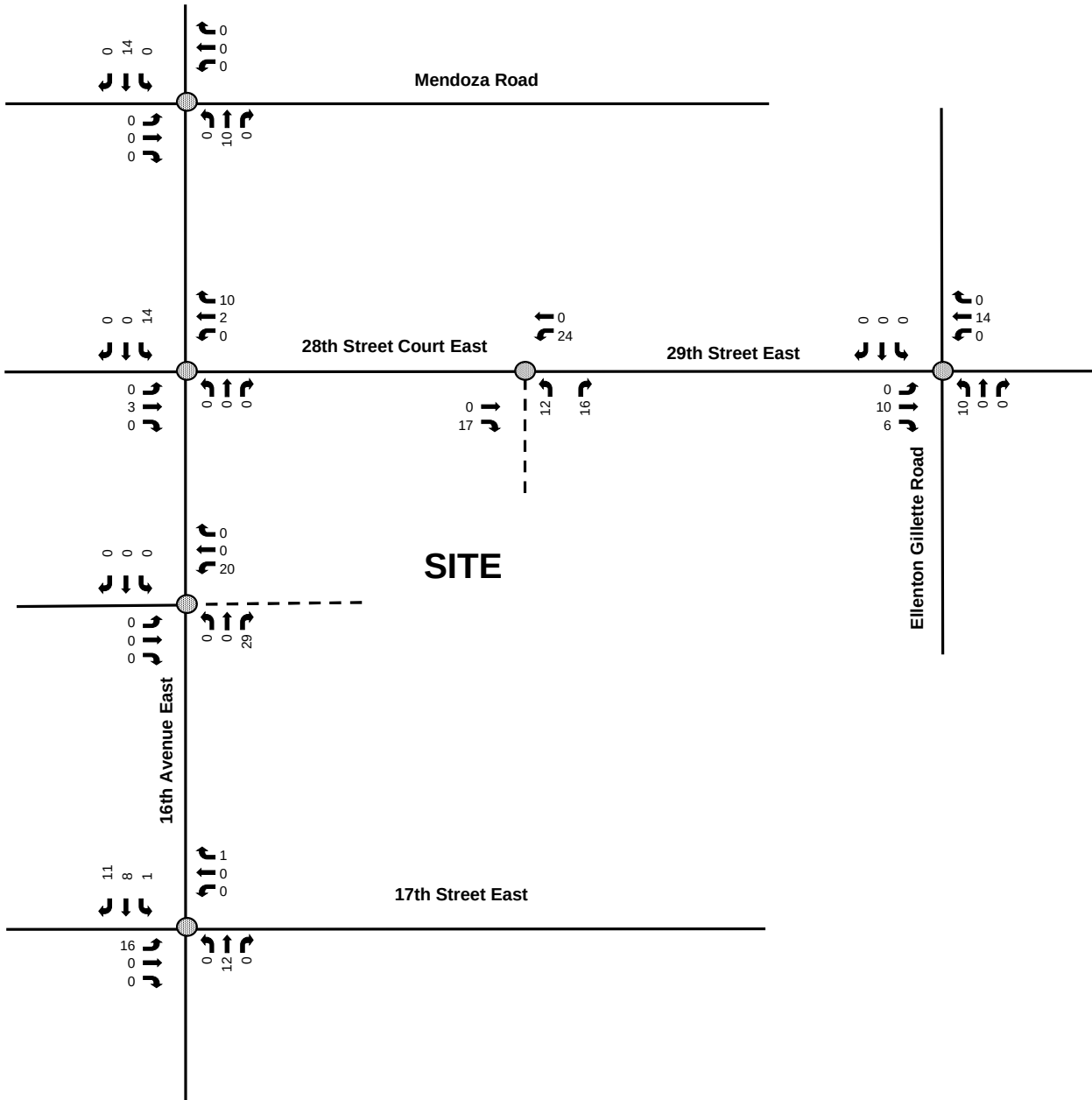


Figure 3
P.M. Peak-Hour Project Traffic
Vineyard Creek
Manatee County

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	28 th Street Court East/29 th 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/16 th 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)

¹The 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	28 th Street Court East/29 th Street East	Canal Road	Project Access	2U	D	950	71	N
		Project Access	Ellenton Gillette Road	2U	D	950	71	N
2270	Canal Road/16 th 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	
28 th Street Court East/29 th 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

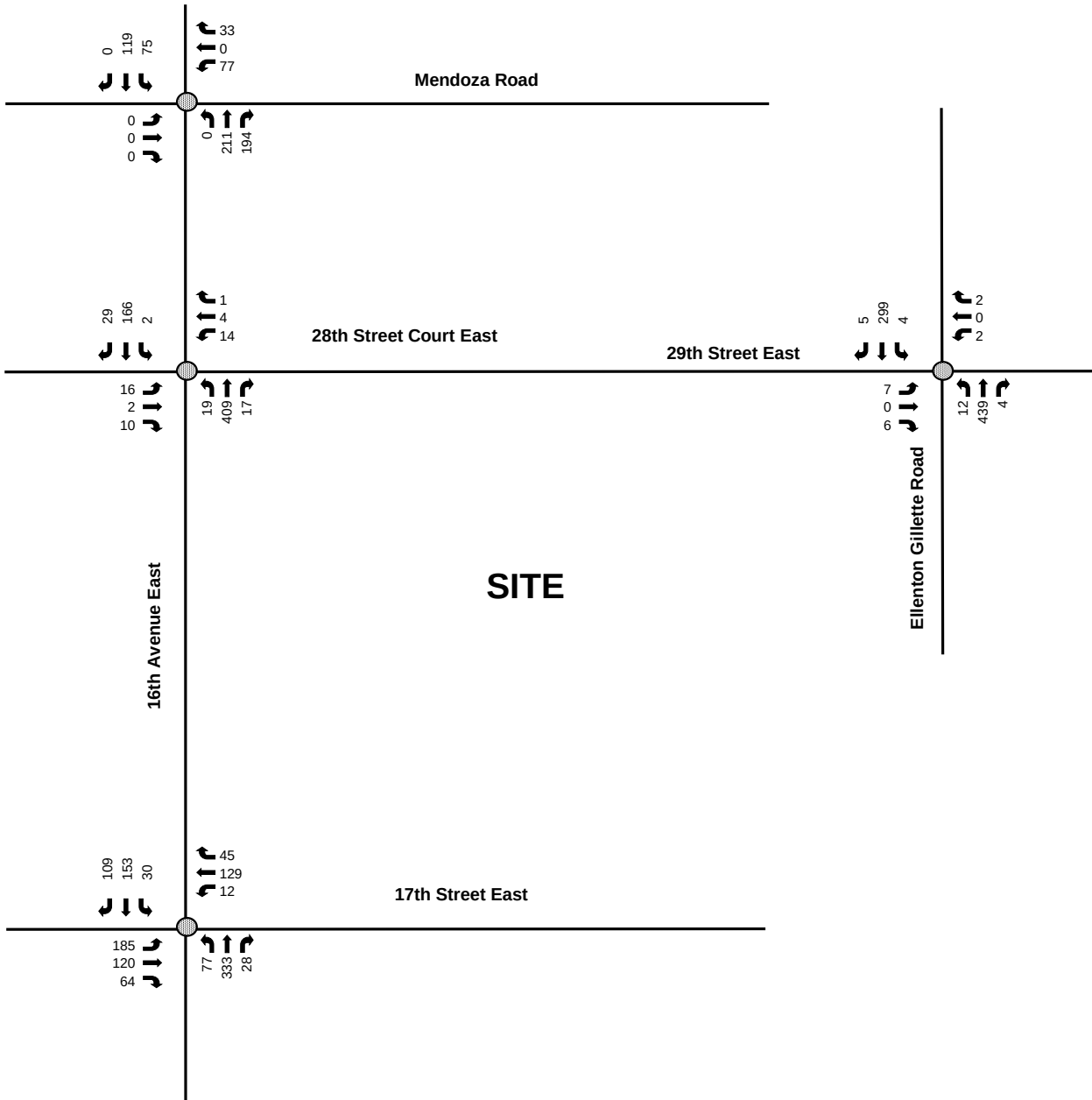




NOT TO SCALE

Legend

-  Roadway
-  Study Intersection
-  P.M. Peak Hour Traffic



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	28 th Street Court East/29 th 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/16 th 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





 Roadway
 Study Intersection
XX P.M. Peak Hour Traffic
(XX) Vested Trips



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

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

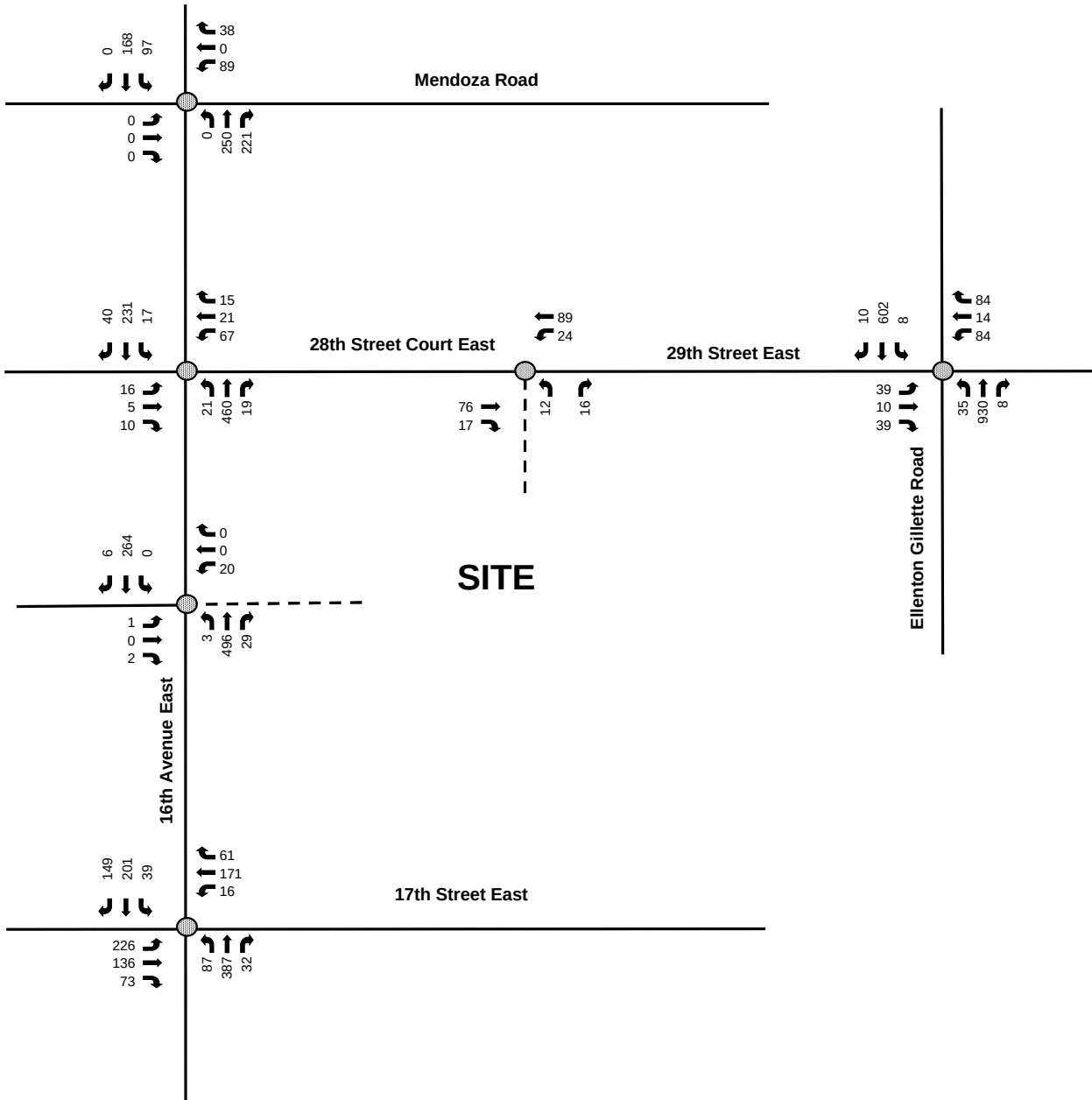




NOT TO SCALE

Legend

- Roadway
- - - Project Access
- Study Intersection
- XX P.M. Peak Hour Traffic



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



General Development Plan



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" 1.03 AC. ON SITE)
(FLOOD "X" 28.17 AC. ON SITE)
- "X"
- 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%

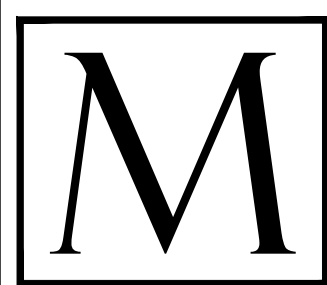
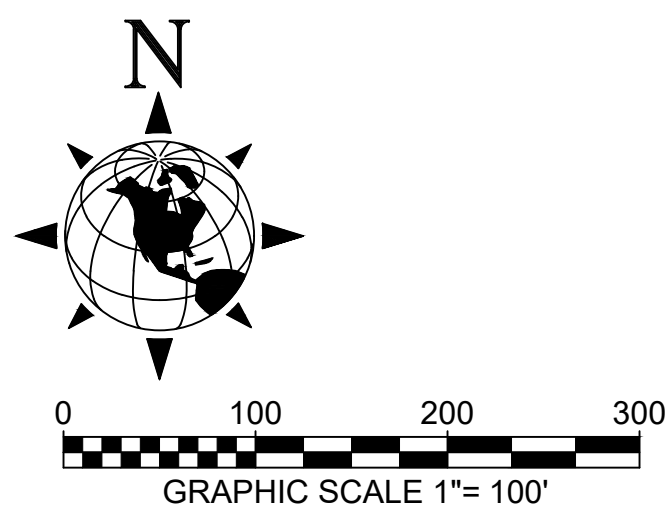
OPEN SPACE REQUIRED: 25% (7.29 AC.)
OPEN SPACE PROVIDED: 61% (17.74 AC.)
(INCLUDES WETLANDS, LAKES, BUFFERS)

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



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

SCALE

1"=100'

VERTICAL DATUM

NAVD88

SHEET

OF

4

4

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

Methodology & Approval



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

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	28 th Street Court East/29 th 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/16 th 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)

¹The 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.

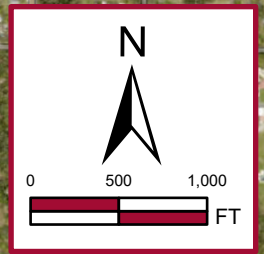
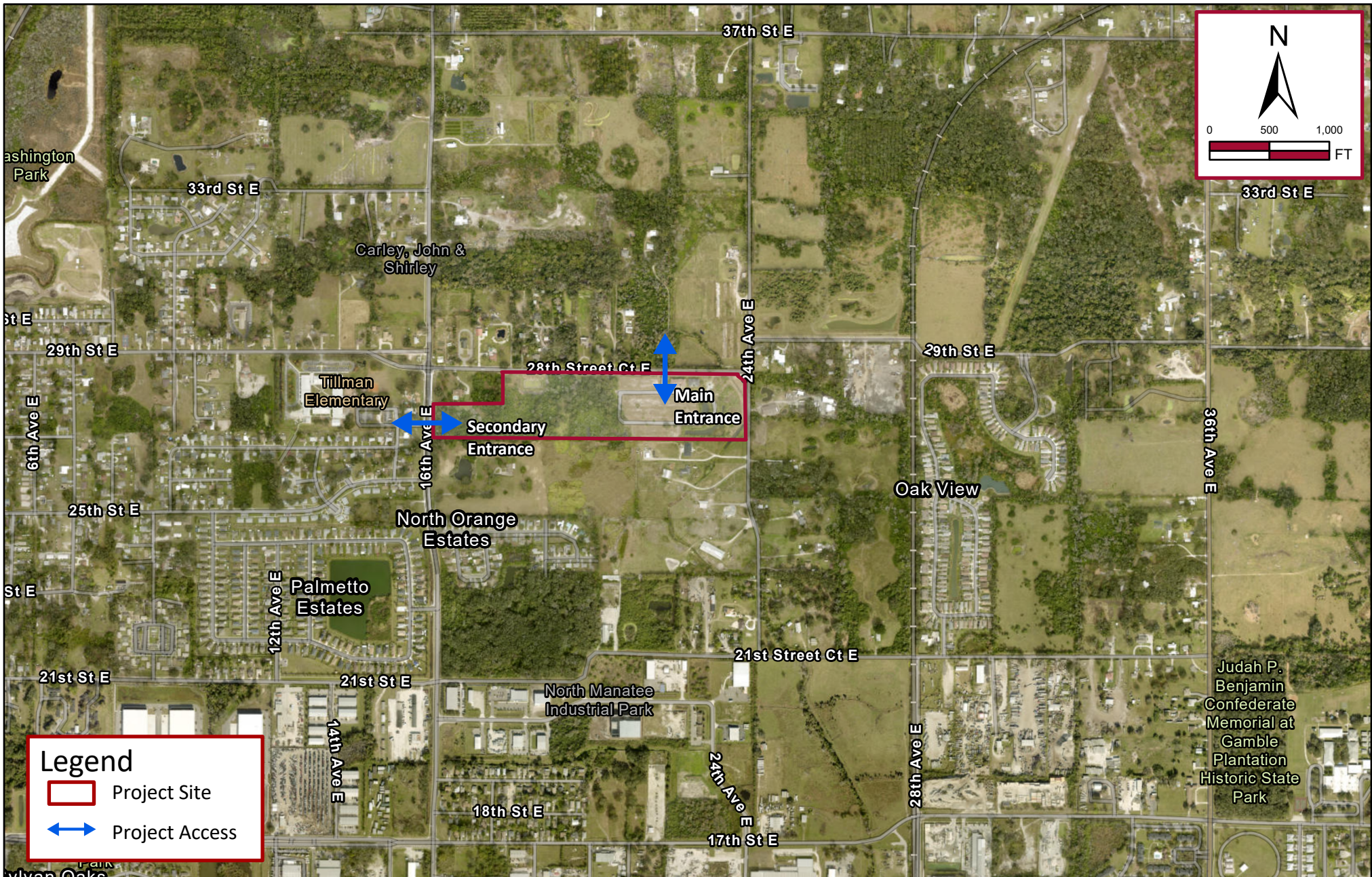


Rebecca (Becca) Bond, P.E., AICP
Transportation Engineer



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)

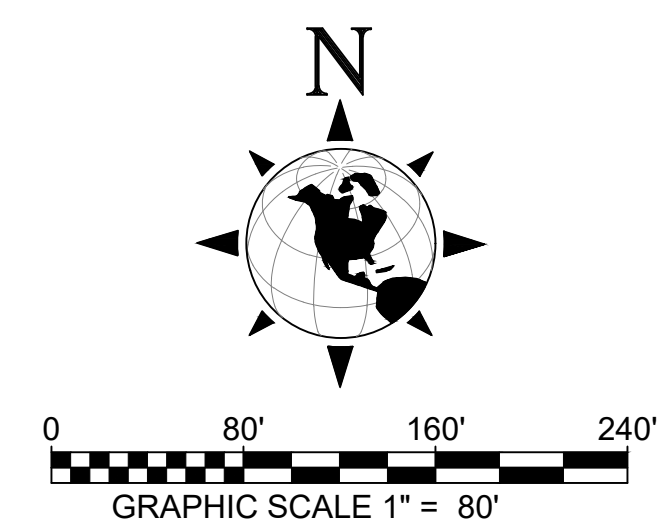


Legend

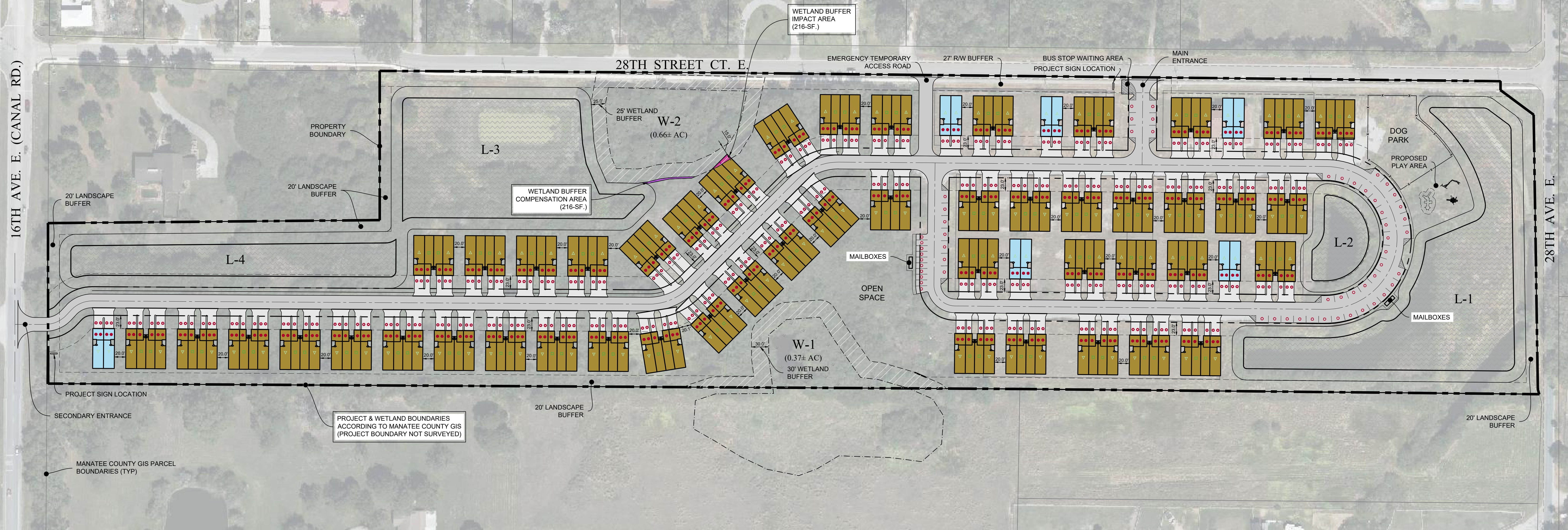
Project Site

↔ Project Access

Kimley»Horn Expect More. Experience Better. © 2025 Kimley-Horn and Associates, Inc. 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	



NOTE:
AREAS MAY HAVE BEEN DIGITIZED FROM A SCALED PDF,
COUNTY GIS AND/OR AERIAL IMAGERY. LINEWORK
GENERATED USING THIS METHOD MAY BE OFF AS MUCH AS
3 TO 5%. ALL CALCS SHOULD BE DEEMED APPROXIMATE
UNTIL SURVEY HAS BEEN PROVIDED.



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

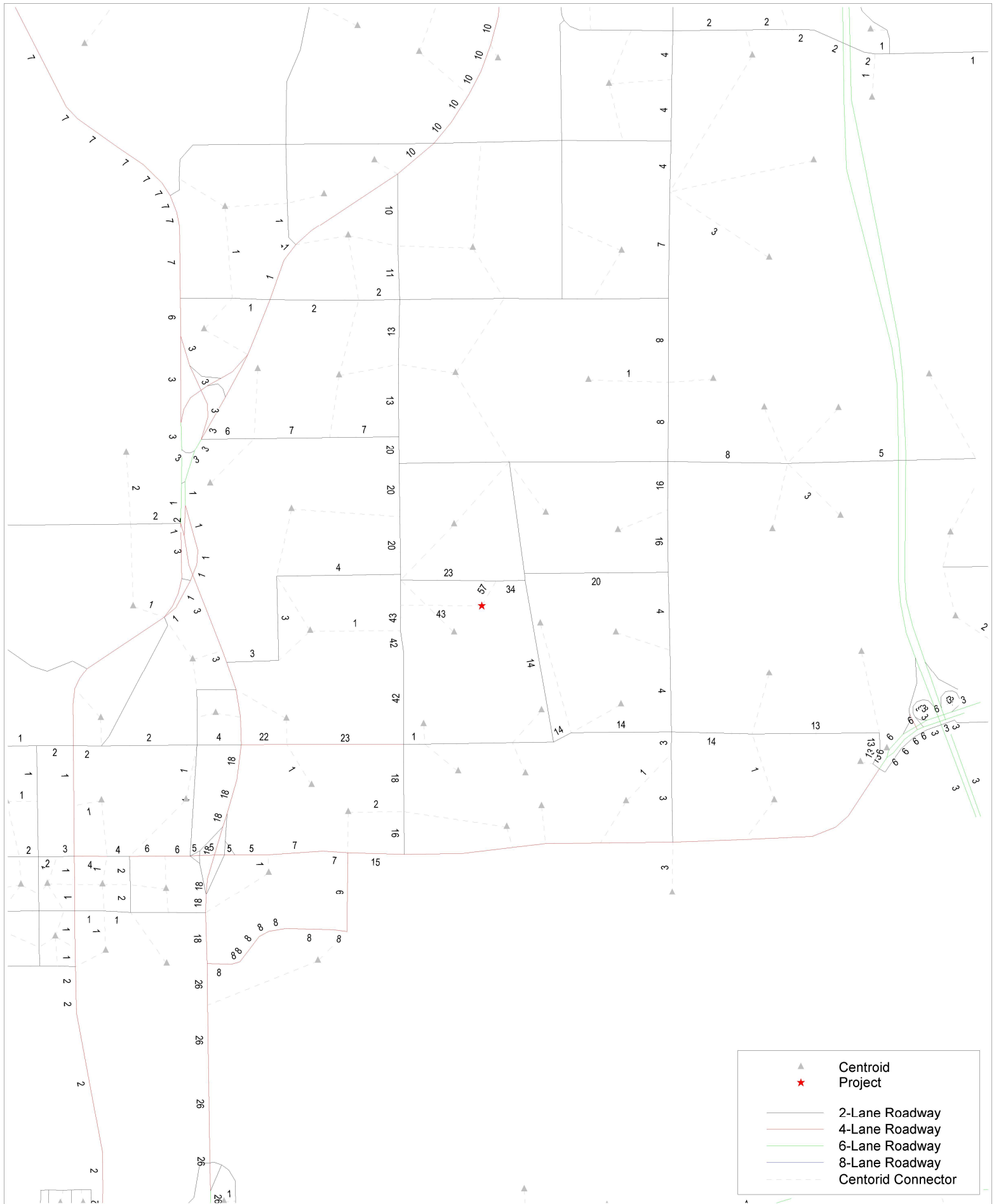
S.T.R.: 07, 34S, 18E

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)		



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

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																														
Page 4																														
Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	LOS	Exist Los	Proje cted 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																														
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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	LOS	Exist Los	Proje cted 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		

Gibbons, Natalie

From: Daniel Uribecheverri <daniel.uribecheverri@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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1112 Manatee Avenue West
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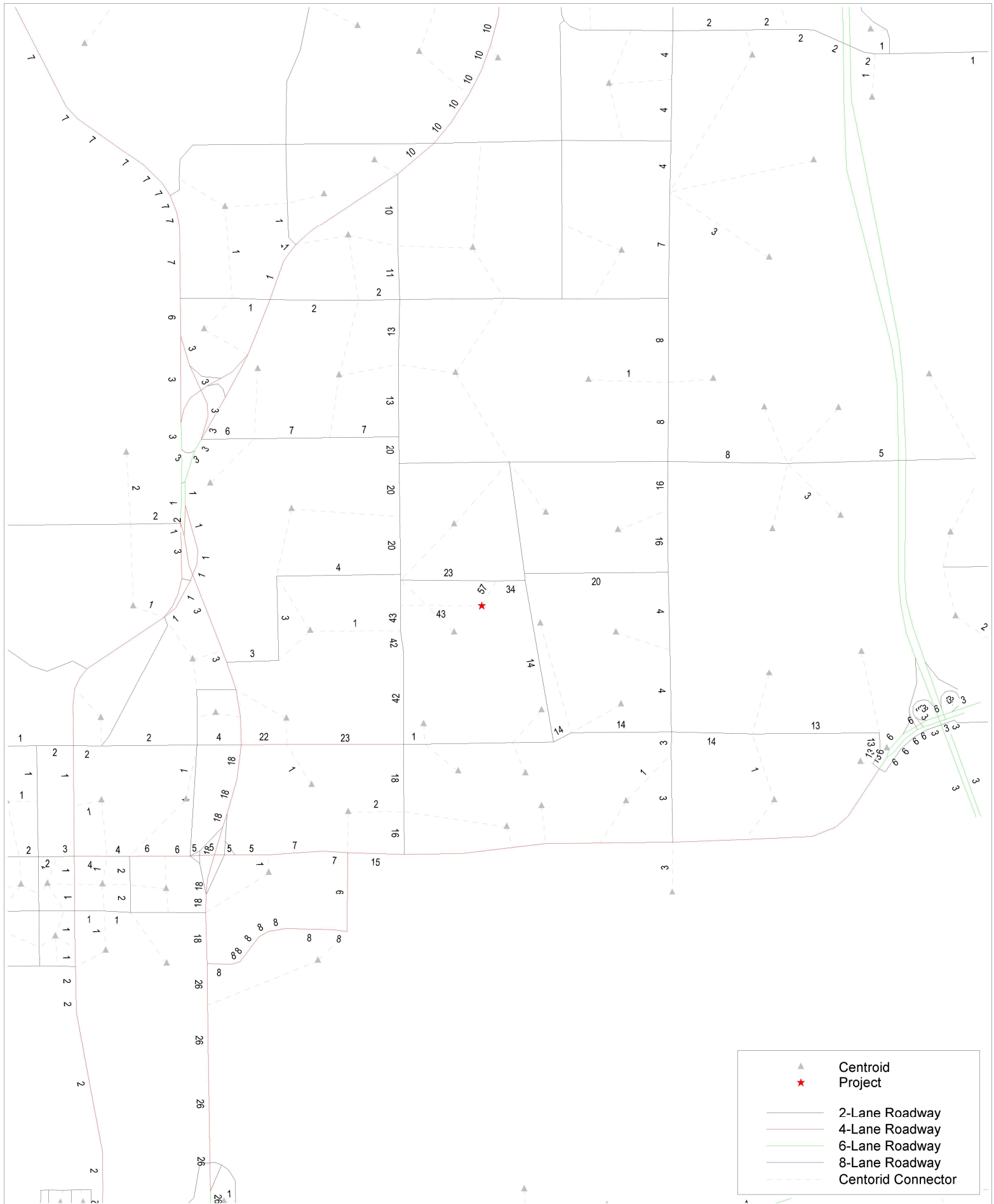
Under Public Records Act, email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.



"Building with the Community"

FSUTMS Model Output





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



Manatee County's Concurrency Transportation Link Sheets



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

Report run on: June 3, 2025 8:26 AM																												Page 4							
Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	LOS	Exist Los	Proje cted 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																														
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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	LOS	Exist Los	Proje cted 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	0	09-03	

Manatee County Planning Department Concurrency Transportation Link Sheet																														
Report run on: June 3, 2025 8:26 AM														Page 10																
Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	Los Std	Exist Los	Proje cted 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
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																															
Report run on: June 3, 2025 8:26 AM																				Page 12											
Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	Peak LOS	Los Std	Exist Los	Proje cted 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	



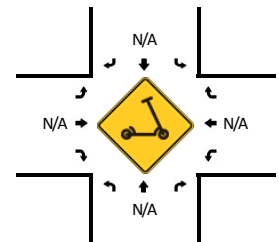
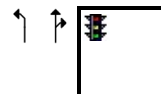
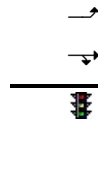
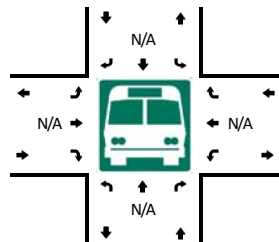
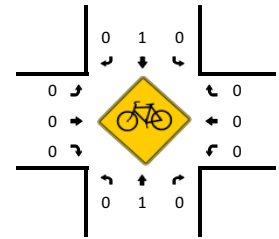
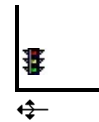
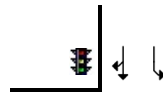
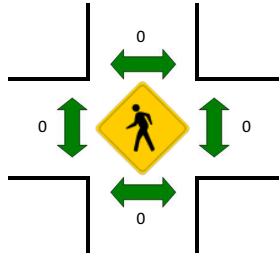
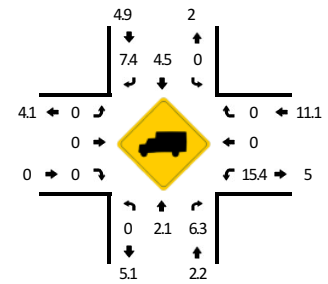
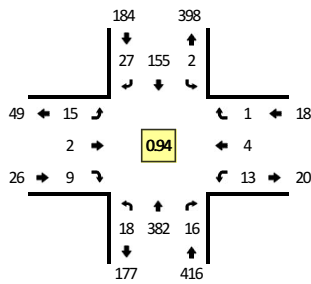
Raw Turning Movement Counts, Signal Timing & FDOT's Seasonal Factor



TEL: 941 379 7600

LOCATION: 16th Ave E -- 28th St Ct E**QC JOB #:** 17135201**CITY/STATE:** Memphis, FL**DATE:** Thu, Jun 19 2025

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



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	0	145	593
4:15 PM	1	75	3	0	1	1	48	4	0	2	7	1	2	0	3	5	0	1	0	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	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	0	149	
5:00 PM	4	117	2	0	0	0	31	4	0	0	3	1	1	0	1	6	1	1	0	0	0	172	
5:15 PM	5	99	5	0	0	0	43	6	0	1	5	0	0	0	4	2	0	0	0	0	0	170	
5:30 PM	4	85	3	0	0	0	46	5	0	1	5	0	1	0	1	0	2	0	0	0	0	153	
5:45 PM	5	66	6	0	0	2	35	6	0	0	7	0	3	0	2	2	0	0	0	0	0	134	
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	0	692	
Heavy Trucks	0	16	0			0	0	4			0	0	0			4	0	0			0	24	
Buses																						0	
Pedestrians		0					0					0					0					0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0				0	
Scooters																							

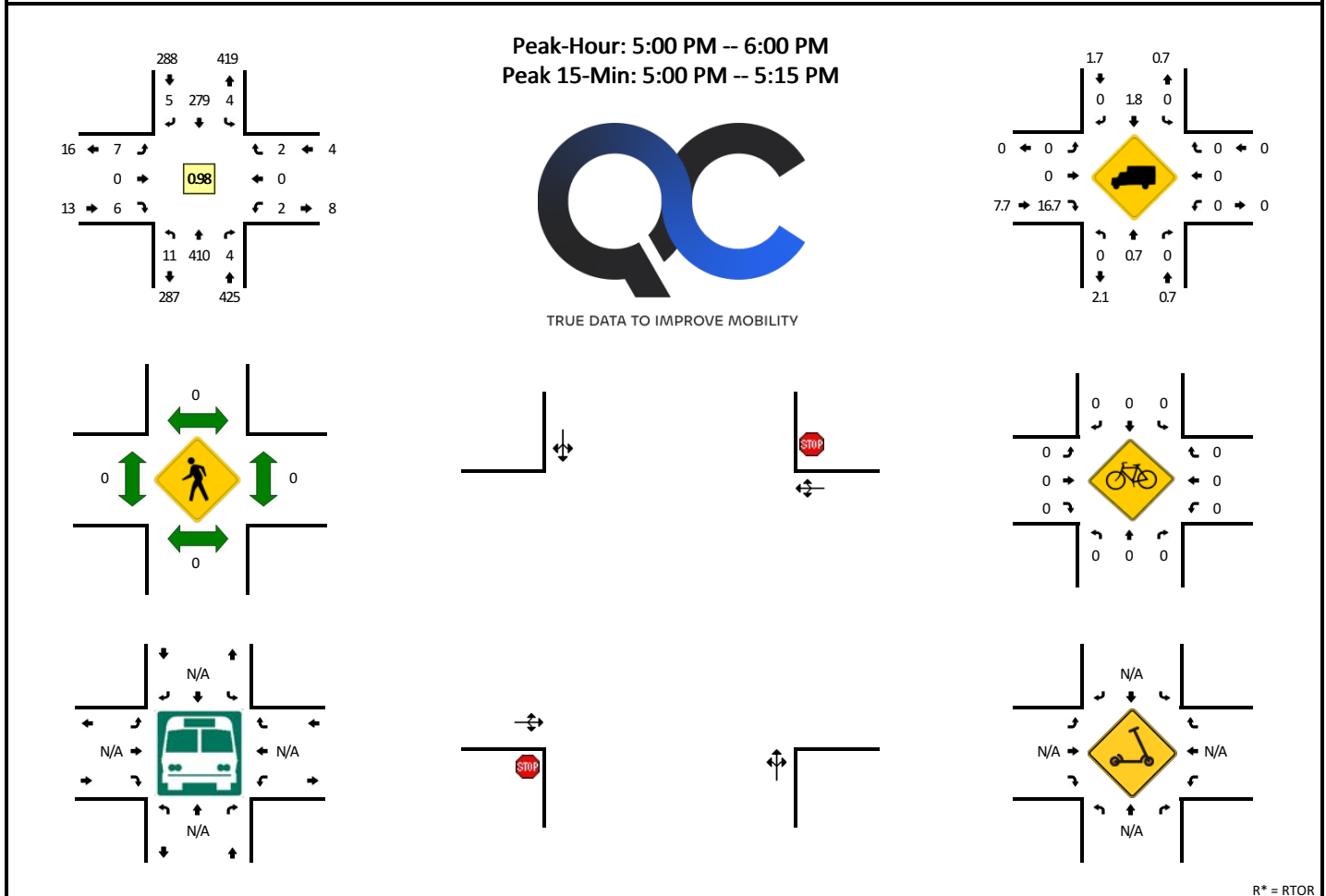
Comments:

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

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

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

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



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	0			0	0	0			0	0	0			0	
Bicycles																						
Scoters																						

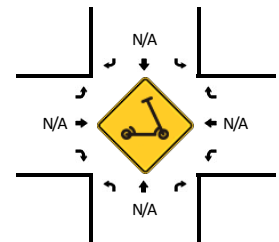
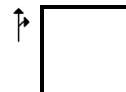
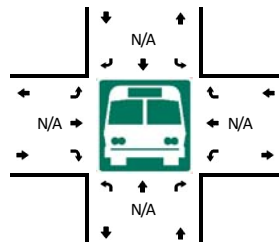
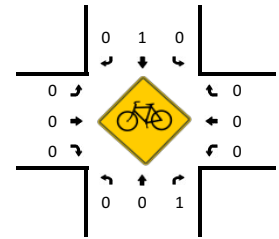
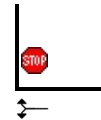
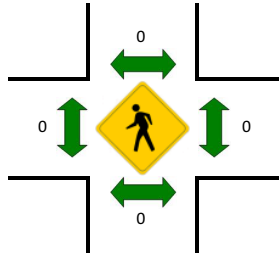
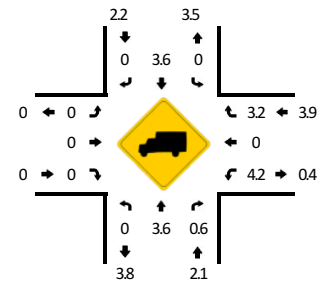
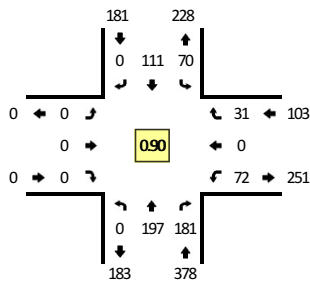
Comments:

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

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

LOCATION: 16th Ave E -- Mendoza Rd**QC JOB #:** 17135203**CITY/STATE:** Memphis, FL**DATE:** Thu, Jun 19 2025

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



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	0				0	0				0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0	
Scoters																						

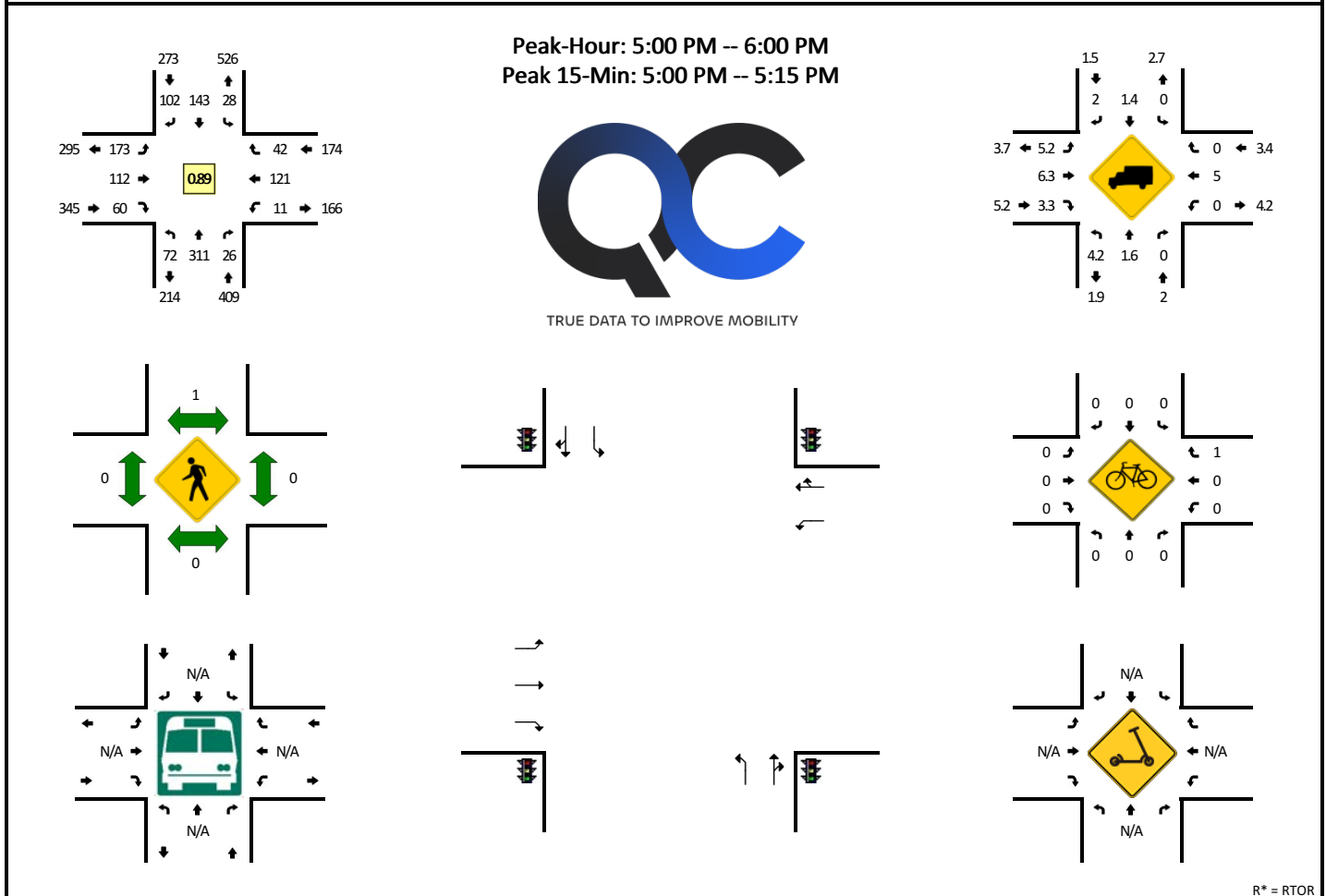
Comments:

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

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

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

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



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	1137
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	
5:00 PM	20	85	6	0	3	8	34	24	0	5	58	27	9	0	6	3	37	9	0	5	339	
5:15 PM	22	82	4	0	0	7	35	24	0	5	48	23	4	0	9	4	31	4	0	3	305	
5:30 PM	17	76	5	0	2	4	33	23	0	9	37	26	6	0	3	2	26	7	0	1	277	
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	0			0	0	0			0	0	4			0	
Bicycles																					4	
Scooters																						

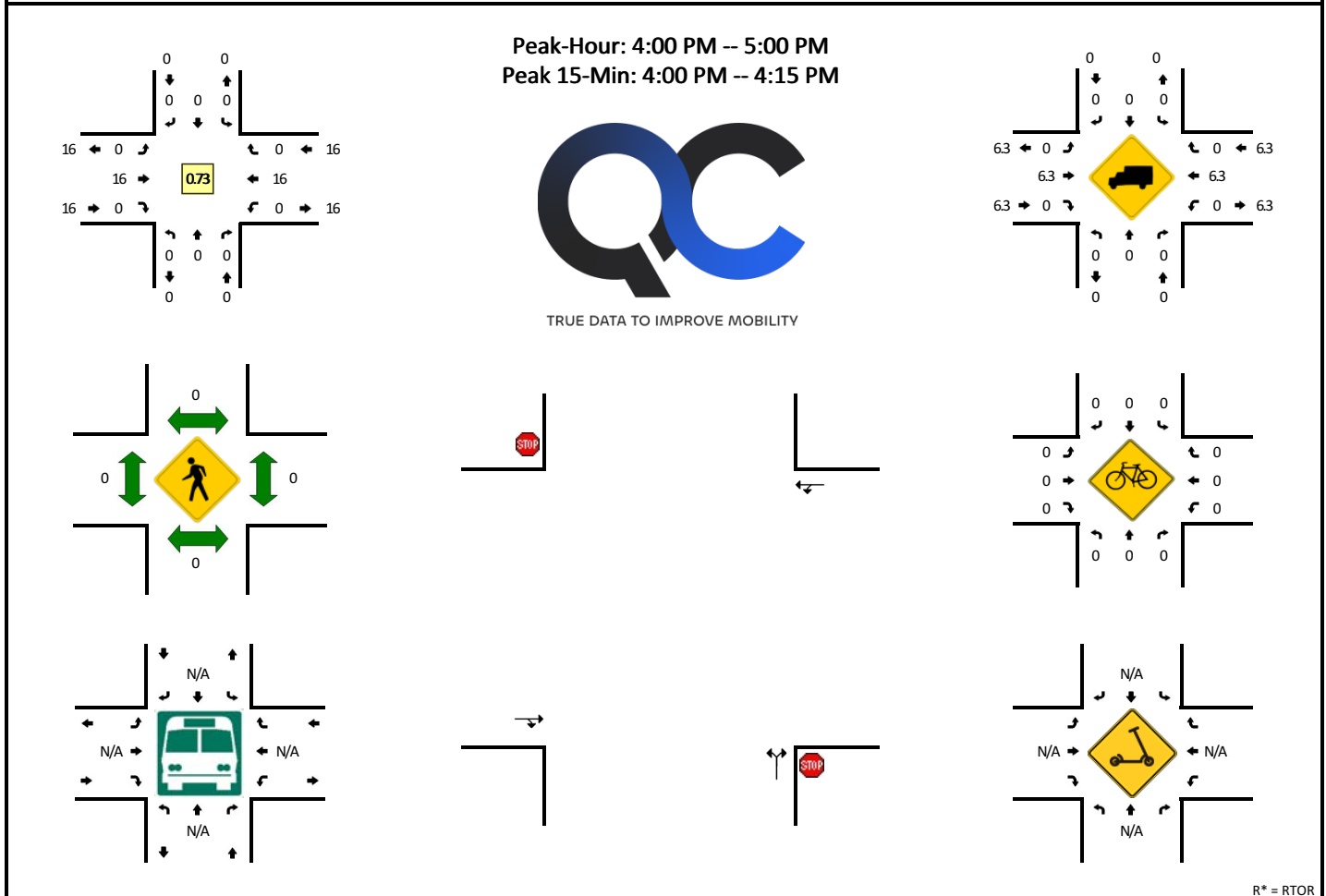
Comments:

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

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

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

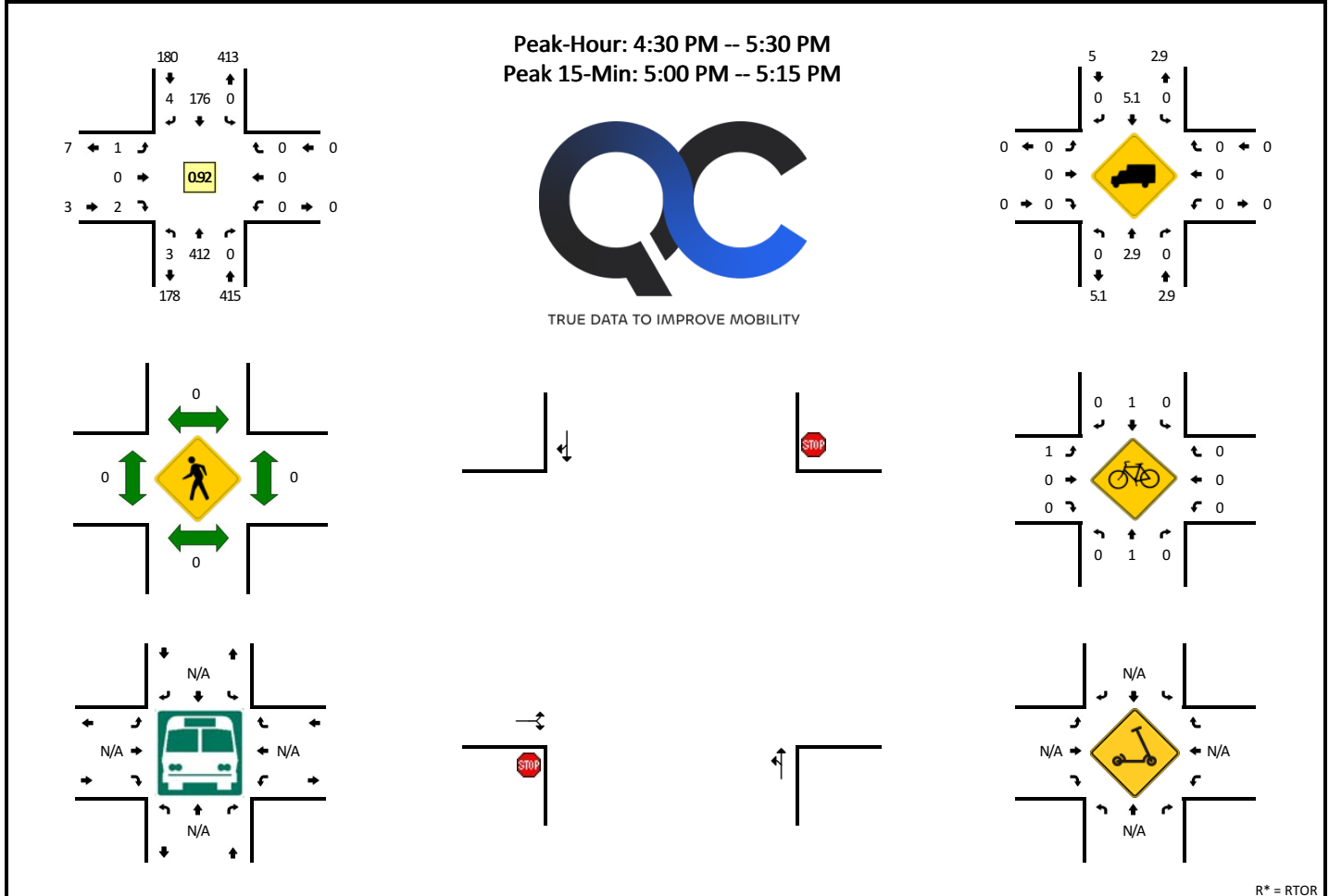
QC JOB #: 17135205
DATE: Thu, Jun 19 2025



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	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	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	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	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	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	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	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	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	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

LOCATION: 16th Avenue E -- Project Access/28th St E**QC JOB #:** 17135206**CITY/STATE:** Memphis, FL**DATE:** Thu, Jun 19 2025

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	0				0	0				0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0	
Scoters																						

Comments:

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

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

6/26/2025 8:39:40 AM

[illegible][illegible][illegible]

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

[illegible][illegible]

Traffic Engineer

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[illegible]

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]

[illegible]

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						Modifier 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]

[illegible]

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 Phase	0	0	8	3	0	0	0	8	3	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

[illegible]

Agency Name

Timing Sheet

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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								

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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						

Yellow	Red	Mode	Source
45	10	CVM WTD	D-CONN

Preempt Event Enabled	Pattern Event Enabled
ON	ON

[illegible]

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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						

Modes

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

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Off	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active
RESERVED	TIMED	TIMED	P3478 INH	ON	OFF	ON	OFF	OFF	0	+	ON

[illegible][illegible]

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Coordination, Splits [2.7.1]

[illegible]

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[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

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TB Coor, Advanced Scheduler [4.3]

TB Coor, Day Plan [4.4][illegible]

Agency Name _____ Timing Sheet

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

6/26/2025 8:39:40 AM

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

[illegible][illegible][illegible][illegible][illegible][illegible]

Agency Name

Timing Sheet

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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						

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[illegible][illegible]

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

[illegible][illegible][illegible]

Traffic Engineer

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[illegible]

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]

[illegible]

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 Program Parameters [Phase]														
Overlap	Included Phases					Modifier 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]

[illegible]

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]

[illegible]

Agency Name

Timing Sheet

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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 Parm]/[IO Parm]

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								

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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						

Preempt Event Enabled	Pattern Event Enabled
ON	ON

[illegible]

6/26/2025 8:37:52 AM

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						

Modes

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

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Off	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active
RESERVED	TIMED	TIMED	P3478 INH	ON	OFF	ON	OFF	OFF	0	+	ON

[illegible][illegible]

6/26/2025 8:37:52 AM

Coordination, Splits [2.7.1]

[illegible]

6/26/2025 8:37:52 AM

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

[illegible][illegible][illegible][illegible][illegible]

6/26/2025 8:37:52 AM

TB Coor, Advanced Scheduler [4.3]

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

Agency Name _____ Timing Sheet

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

6/26/2025 8:37:52 AM

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

[illegible][illegible][illegible][illegible][illegible][illegible]

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

WEEK	DATES	SF	MOCF: 0.94 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

04-MAR-2025 16:32:50

830UPD

1_1300_PKSEASON.TXT

Synchro Reports



Vineyard Creek
1: 16th Avenue & 28th Street Court East

Existing Conditions
Timing Plan: PM Peak Hour

												
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

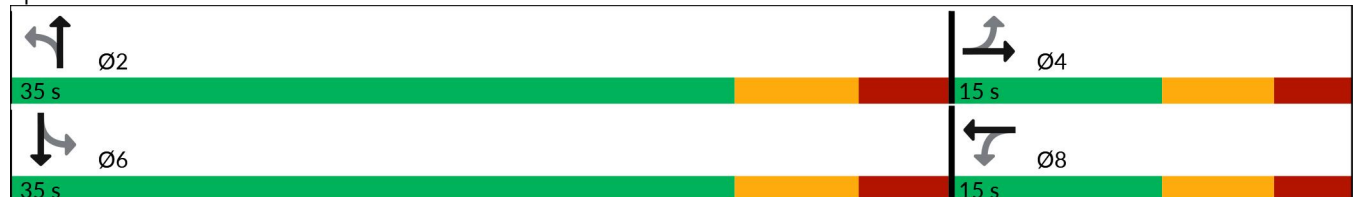
Cycle Length: 50

Actuated Cycle Length: 49.8

Natural Cycle: 45

Control Type: Actuated-Uncoordinated

Splits and Phases: 1: 16th Avenue & 28th Street Court East



Vineyard Creek
1: 16th Avenue & 28th Street Court East

Existing Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
2: Ellenton Gillette Road & 29th Street East

Existing Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
2: Ellenton Gillette Road & 29th Street East

Existing Conditions
Timing Plan: PM Peak Hour

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/v14.03		13.96	0.21	0.11
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	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	-

Vineyard Creek
3: 16th Avenue & 37th Street East/Mendoza Road

Existing Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
3: 16th Avenue & 37th Street East/Mendoza Road

Existing Conditions
Timing Plan: PM Peak Hour

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	-	-				

Vineyard Creek
4: 16th Avenue & 17th Street

Existing Conditions
Timing Plan: PM Peak Hour

												
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

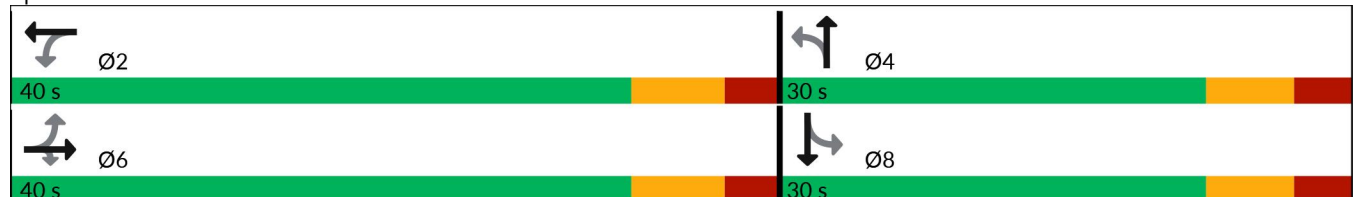
Cycle Length: 70

Actuated Cycle Length: 54

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

Splits and Phases: 4: 16th Avenue & 17th Street



Vineyard Creek
4: 16th Avenue & 17th Street

Existing Conditions
Timing Plan: PM Peak Hour

												
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), ven/n	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.												

Vineyard Creek
1: 16th Avenue & 28th Street Court East

Background Conditions

Timing Plan: PM Peak Hour

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

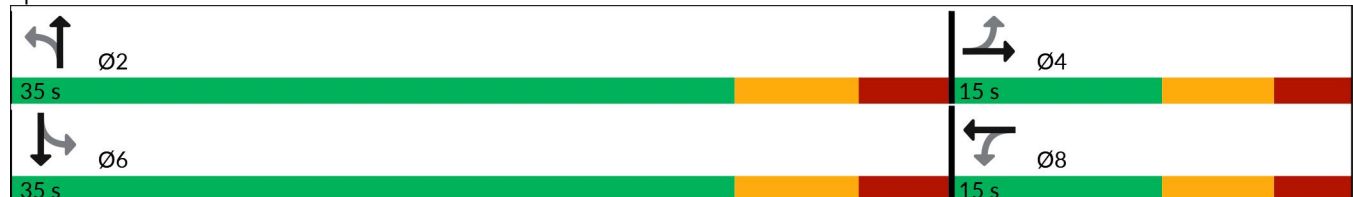
Cycle Length: 50

Actuated Cycle Length: 50

Natural Cycle: 45

Control Type: Actuated-Uncoordinated

Splits and Phases: 1: 16th Avenue & 28th Street Court East



Vineyard Creek
1: 16th Avenue & 28th Street Court East

Background Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
2: Ellenton Gillette Road & 29th Street East

Background Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
2: Ellenton Gillette Road & 29th Street East

Background Conditions
Timing Plan: PM Peak Hour

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/v30.72		55.53	0.23	0.13
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	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

Vineyard Creek
3: 16th Avenue & 37th Street East/Mendoza Road

Background Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
3: 16th Avenue & 37th Street East/Mendoza Road

Background Conditions
Timing Plan: PM Peak Hour

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	EBLn1WBLn1	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	-

Vineyard Creek
4: 16th Avenue & 17th Street

Background Conditions
Timing Plan: PM Peak Hour

												
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

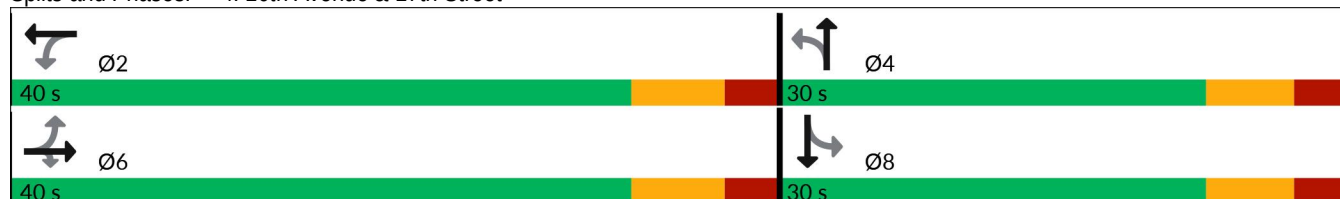
Cycle Length: 70

Actuated Cycle Length: 57

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Splits and Phases: 4: 16th Avenue & 17th Street



Vineyard Creek
4: 16th Avenue & 17th Street

Background Conditions
Timing Plan: PM Peak Hour

												
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.												

Vineyard Creek
1: 16th Avenue & 28th Street Court East

Future Total Conditions
Timing Plan: PM Peak Hour

												
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

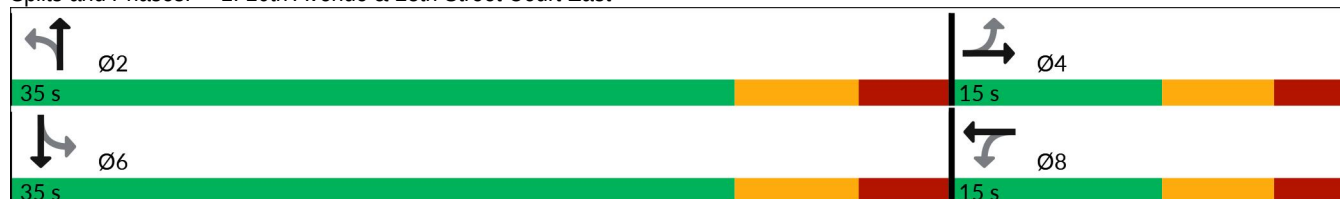
Cycle Length: 50

Actuated Cycle Length: 50.6

Natural Cycle: 45

Control Type: Actuated-Uncoordinated

Splits and Phases: 1: 16th Avenue & 28th Street Court East



Vineyard Creek
1: 16th Avenue & 28th Street Court East

Future Total Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
2: Ellenton Gillette Road & 29th Street East

Future Total Conditions

Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
2: Ellenton Gillette Road & 29th Street East

Future Total Conditions
Timing Plan: PM Peak Hour

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/v35.73		74.29	0.32	0.13
HCM LOS	E	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	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

Vineyard Creek
3: 16th Avenue & 37th Street East/Mendoza Road

Future Total Conditions
Timing Plan: PM Peak Hour

												
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											

Vineyard Creek
3: 16th Avenue & 37th Street East/Mendoza Road

Future Total Conditions
Timing Plan: PM Peak Hour

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	EBLn1WBLn1	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	-

Vineyard Creek
4: 16th Avenue & 17th Street

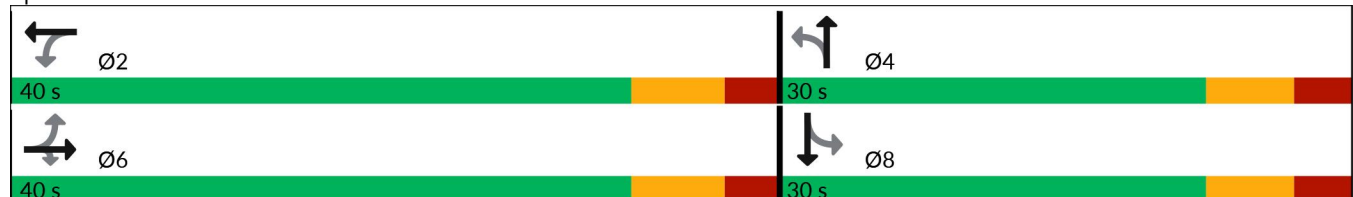
Future Total Conditions
Timing Plan: PM Peak Hour

												
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



Vineyard Creek
4: 16th Avenue & 17th Street

Future Total Conditions
Timing Plan: PM Peak Hour

												
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

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 Distribution	Entering													42.0%					
	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 Trips	Pass - By																		
	Net New							20						29					
PM TOTAL PROJECT TRAFFIC			0	0	0			20	0	0		0	0	29		0	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

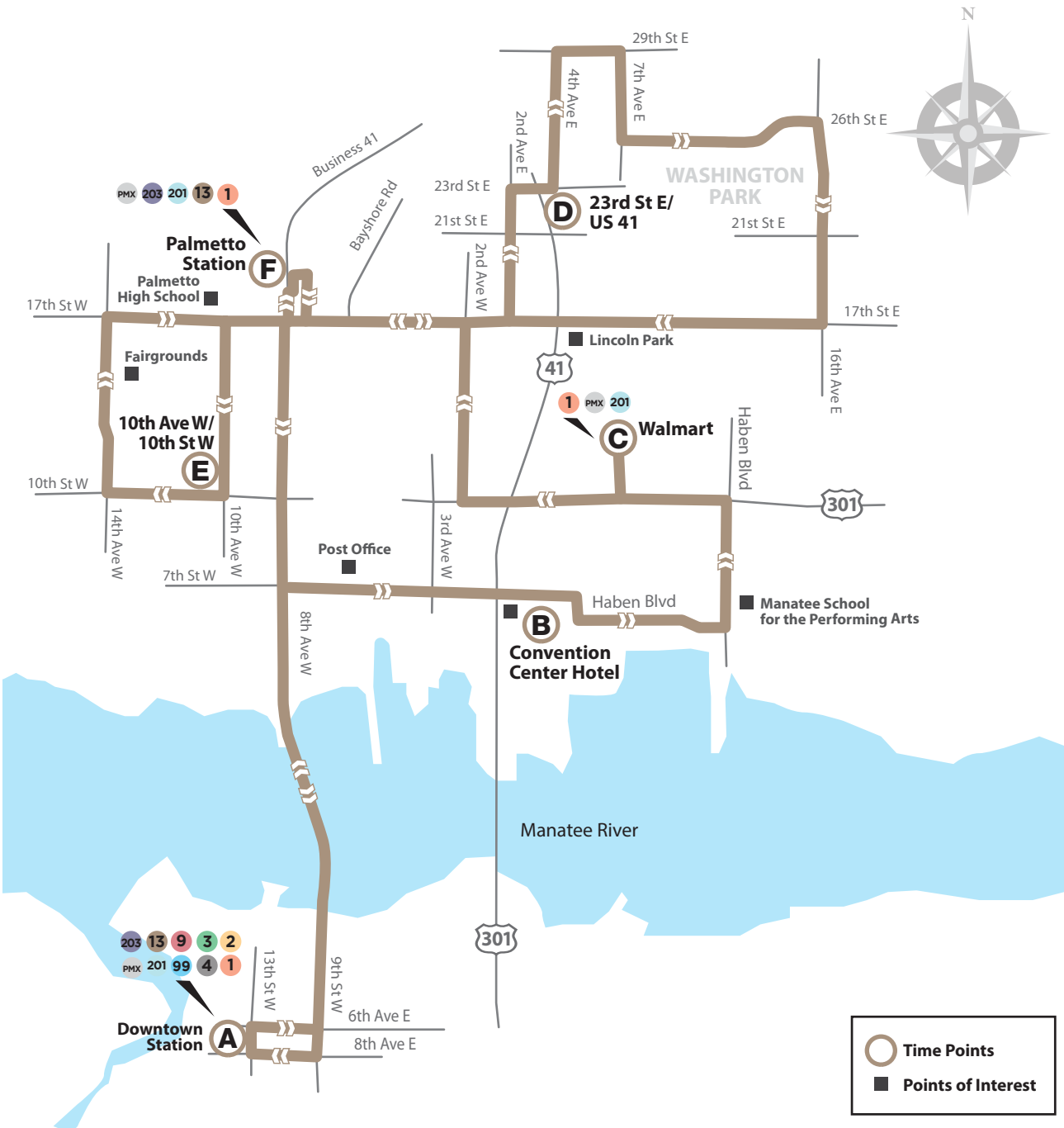
YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	5400 F	E	3000	W	2400	9.00	57.90	12.70
2023	5200 C	E	2900	W	2300	9.00	57.60	12.70
2022	4800 R	E	2700	W	2100	9.00	56.10	5.10
2021	4800 T	E	2700	W	2100	9.00	56.10	7.00
2020	4800 S	E	2700	W	2100	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



ROUTE 13 Palmetto

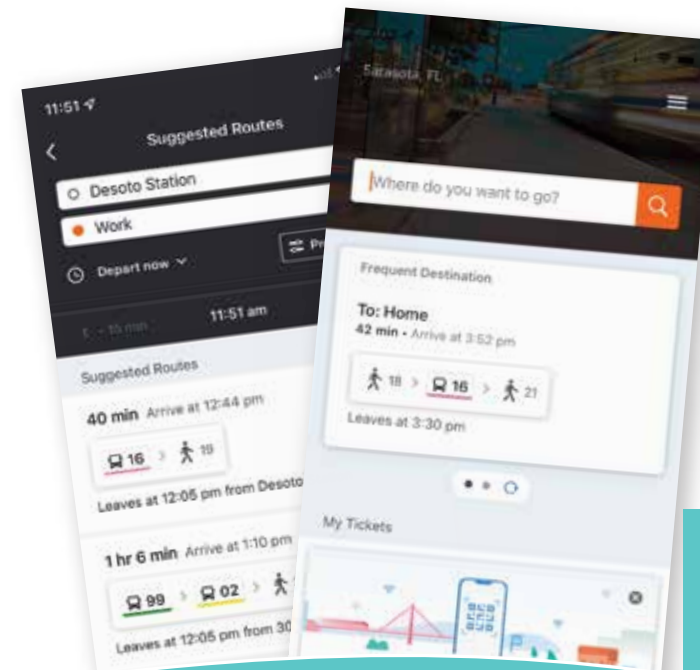


NORTH to Washington Park, Palmetto Station

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



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



FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 07/Apr/2022 05:40 PM	Time of Crash 07/Apr/2022 05:40 PM	Date of Report 07/Apr/2022 12:00 AM	Invest. Agency Report Number 2022007521	HSMV Crash Report Number 24462000
--	--	---	---	---

CRASH IDENTIFIERS

County Code 15	City Code 00	County of Crash MANATEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 07/Apr/2022 05:50 PM	Time Dispatched 07/Apr/2022 06:20 PM
Time on Scene 07/Apr/2022 06:21 PM	Time Cleared Scene 07/Apr/2022 07:23 PM	Completed No	Reason (if Investigation NOT Completed) HIT AND RUN SUSPECT INFORMATION UNAVAILABLE			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 28TH ST CT E			① At Street Address#	② At Latitude 27.539324	and Longitude -82.548386
At Feet	Or Miles	Direction	③ From Intersection With Street, Road, Highway 16TH AVE E		
Road System Identifier 5 Local			Type Of Shoulder 3 Curb	Type Of Intersection 2 Four-Way Intersection	

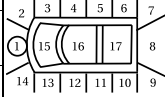
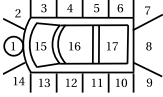
CRASH INFORMATION (Check if Pictures Taken)

☒

light Condition 1 Daylight	Weather Condition 2 Cloudy	Roadway Surface Condition 2 Wet	School Bus Related 1 No	Manner Of Collision 3 Angle
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 2 Intersection
Contributing Circumstances: Road 10 Road Surface Condition (wet, icy, snow, slush, etc.)		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

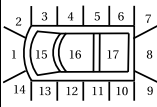
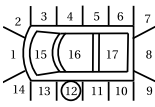
☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 6526YB	State FL	Reg. Expires 08/Oct/2023	Permanent Reg.	VIN 5FNRL180X3B110777			
Year 2003	Make HOND	Model ODYSSEY	Style VN	Color DBL/GRY	Extent of Damage Disabling	Est. Damage 9000	Towed Due To Damage Yes	Vehicle Removed By BULLET TOWING	Rotation Rotation	
Insurance Company GEICO INDEMNITY COMPANY					Insurance Policy Number 4570989477					
Name of Vehicle Owner (Check Box If Business) REINALDO VELEZ SOTO				Current Address (Number and Street) 4425 WILLOW HAMMOCK DRIVE			City and State PALMETTO FL	Zip Code 34221		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction North	On Street, Road, Highway 16TH AVE E					At Est. Speed 35	Posted Speed 35	Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR 4 Not Applicable			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 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport		
Traffic Control Device For This Vehicle 5 Traffic Control Signal		First (1) Sequence of Events 2 Collision with Non-Fixed Object		Second (2) Sequence of Events 14 Motor Vehicle in Transport		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

VEHICLE (Check if Commercial)

☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 2 Yes	Veh License Number IXTG41	State FL	Reg. Expires 22/Oct/2022	Permanent Reg.	VIN 4T1BE30K62U081087		
Year 2002	Make TOYT	Model CAMRY	Style 4D	Color GLD	Extent of Damage Unknown	Est. Damage	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company FIRST ACCEPTANCE INSURA					Insurance Policy Number 29CSFL000307415				

Date of Crash 07/Apr/2022 05:40 PM		Date of Report 07/Apr/2022 05:40 PM		Invest. Agency Report Number 2022007521		HSMV Crash Report Number 24462000						
Name of Vehicle Owner (Check Box If Business) ☐ LORENZO GIVINS				Current Address (Number and Street) 3316 3RD ST E				City and State BRADENTON FL		Zip Code 34208		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles			
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles			
Vehicle Traveling:	Direction	On Street, Road, Highway					At Est. Speed		Posted Speed		Total Lanes	
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area			
Comm GVWR/GCWR 4 Not Applicable			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 1 Passenger Car		Vehicle Defects (one) 88 Unknown		Vehicle Defects (two) 88 Unknown		Emergency Vehicle Use		Special Function of MV 88 Unknown		
Vehicle Maneuver Action 1 Straight Ahead		Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport		
Traffic Control Device For This Vehicle 5 Traffic Control Signal		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events 14 Motor Vehicle in Transport		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name UNKNOWN UNKNOWN			Date of Birth	Sex	Phone Number		Re-Exam	
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 1 Left		Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 11 Ran Red Light			Drivers Actions at Time of Crash (second)				Driver Distracted By 88 Unknown		Vision Obstruction		
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 88 Unknown		Alcohol Tested	Alcohol Test Type	Alcohol Test Result		BAC	Suspected Drug Use 88 Unknown		Drug Tested	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 88 Unknown		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To				

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name REINALDO VELEZ SOTO			Date of Birth 08/Oct/1976	Sex 1 Male	Phone Number 9414653519		Re-Exam No	
Address 4425 WILLOW HAMMOCK DRIVE		City PALMETTO			State FL		Zip Code 34221				
Driver License Number V-423-720-76-368-0		State FL	Expires 08/Oct/2026	DL Type 5 E/Operator		Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 3 Deployed-Front		Helmet Use		Eye Protection		Seating Location Seat 1 Left		Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)				Driver Distracted By 1 Not Distracted		Vision Obstruction 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 1 No		Alcohol Tested	Alcohol Test Type	Alcohol Test Result		BAC	Suspected Drug Use 1 No		Drug Tested	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To				

WITNESSES

Name CEDRIC QUEN ROBINSON J	Address 1603 28TH STREET CT E			City PALMETTO			State FL	Zip Code 34221	
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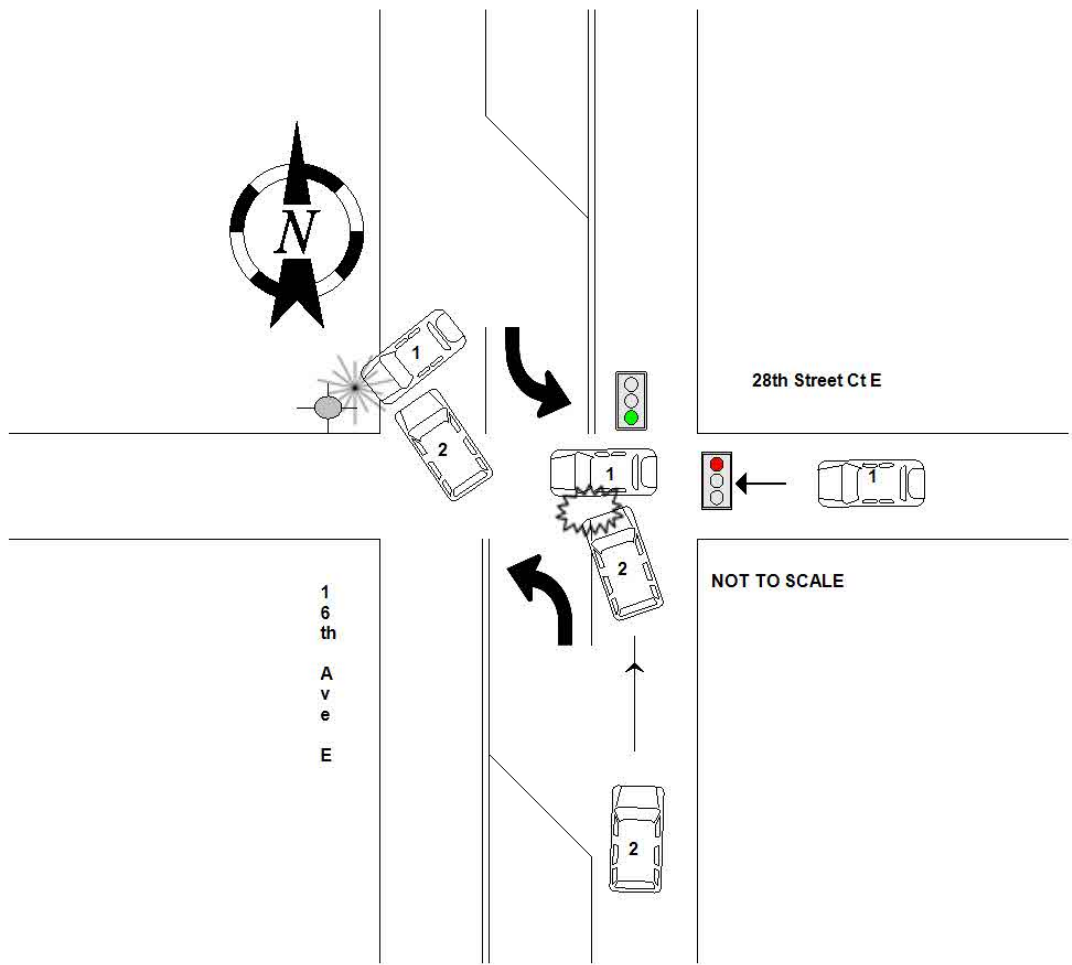
NARRATIVE

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 07/Apr/2022 05:40 PM	Date of Report 07/Apr/2022 05:40 PM	Invest. Agency Report Number 2022007521	HSMV Crash Report Number 24462000
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ID/Badge # 11002808	Rank and Name DEPUTY RYAN MCROBERTS	Department MANATEE COUNTY SHERIFFS OFFICE	Type of Department SO
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FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 02/Jun/2022 11:45 AM	Time of Crash 02/Jun/2022 11:45 AM	Date of Report 02/Jun/2022 12:57 PM	Invest. Agency Report Number FHP22ON0278826	HSMV Crash Report Number 24947040
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CRASH IDENTIFIERS

County Code 15	City Code 0	County of Crash MANATEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 02/Jun/2022 11:49 AM	Time Dispatched 02/Jun/2022 11:56 AM
Time on Scene 02/Jun/2022 12:37 PM	Time Cleared Scene 02/Jun/2022 01:56 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

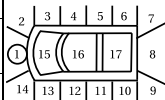
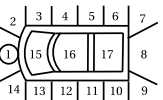
ROADWAY INFORMATION

Crash Occured On Street, Road, Highway CANAL RD (16TH AVE E)				❶ At Street Address#		❷ At Latitude 27.537536949111601		and Longitude -82.548430108681899	
At Feet 337	Or Miles	Direction North	❸ From Intersection With Street, Road, Highway 26TH ST E					❹ Or From Milepost #	
Road System Identifier 5 Local			Type Of Shoulder 1 Paved			Type Of Intersection 1 Not at Intersection			

CRASH INFORMATION (Check if Pictures Taken) ☐

light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear	
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number VG7PP	State FL	Reg. Expires 07/Jun/2023	Permanent Reg. No	VIN KMHD74LF3LU042563							
Year 2020	Make HYUN	Model ELANTRA	Style 4D	Color RED	Extent of Damage Disabling	Est. Damage 7500	Towed Due To Damage Yes	Vehicle Removed By BULLET TOWING	Rotation Rotation					
Insurance Company AUTO CLUB SOUTH INSURANCE COMPANY					Insurance Policy Number AUT700106847									
Name of Vehicle Owner (Check Box If Business) ☐ JEAN ETHEL LEPORE			Current Address (Number and Street) 7619 BONITA WAY			City and State ELLENTON FL		Zip Code 34222						
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles					
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles					
Vehicle Traveling:	Direction South	On Street, Road, Highway CANAL RD (16TH AVE E)				At Est. Speed 35	Posted Speed 35	Total Lanes 2						
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area						
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 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function							
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport								
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events 42 Ran Off Roadway, Right		Third (3) Sequence of Events 24 Curb	Fourth (4) Sequence of Events 39 Other Fixed Object (wall, building, tunnel, etc.)								

VEHICLE (Check if Commercial) ☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number QGFW19	State FL	Reg. Expires 31/Dec/2022	Permanent Reg. No	VIN 1FDXF46P84EC94096		
Year 2004	Make FORD	Model F-450	Style TK	Color WHI	Extent of Damage Functional	Est. Damage 1000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company EVERST NATIONAL INSURANCE CO					Insurance Policy Number RM5CA00047221				

Date of Crash 02/Jun/2022 11:45 AM	Date of Report 02/Jun/2022 11:45 AM	Invest. Agency Report Number FHP22ON0278826	HSMV Crash Report Number 24947040
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Name of Vehicle Owner (Check Box If Business) CONSTRUCTION SUPPLY OF SOUTHWEST FLORIDA INC		☒		Current Address (Number and Street) 2223 12TH ST			City and State SARASOTA FL		Zip Code 34237	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction South	On Street, Road, Highway CANAL RD (16TH AVE E)				At Est. Speed 35		Posted Speed 35	Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area	
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 19 Other Light Trucks (10,000 lbs (4,536 kg) or less)		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function
Vehicle Maneuver Action 1 Straight Ahead		Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events	

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name BERNARD J LEPORE			Date of Birth 27/May/1935	Sex 1 Male	Phone Number	Re-Exam No
Address 7619 BONITA WAY		City ELLENTON			State FL		Zip Code 34222		
Driver License Number L160090351870		State FL	Expires 27/May/2027	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 4 Incapacitating		Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 3 Deployed-Front		Helmet Use	Eye Protection	Seating Location Seat 1 Left		Seating Location Row 1 Front	Seating Location Other 1 Not Applicable
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 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 1 No		Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 2 EMS		EMS Agency Name or ID MANATEE COUNTY EMS			EMS Run Number		Medical Facility Transported To BLAKE MEDICAL CENTER		

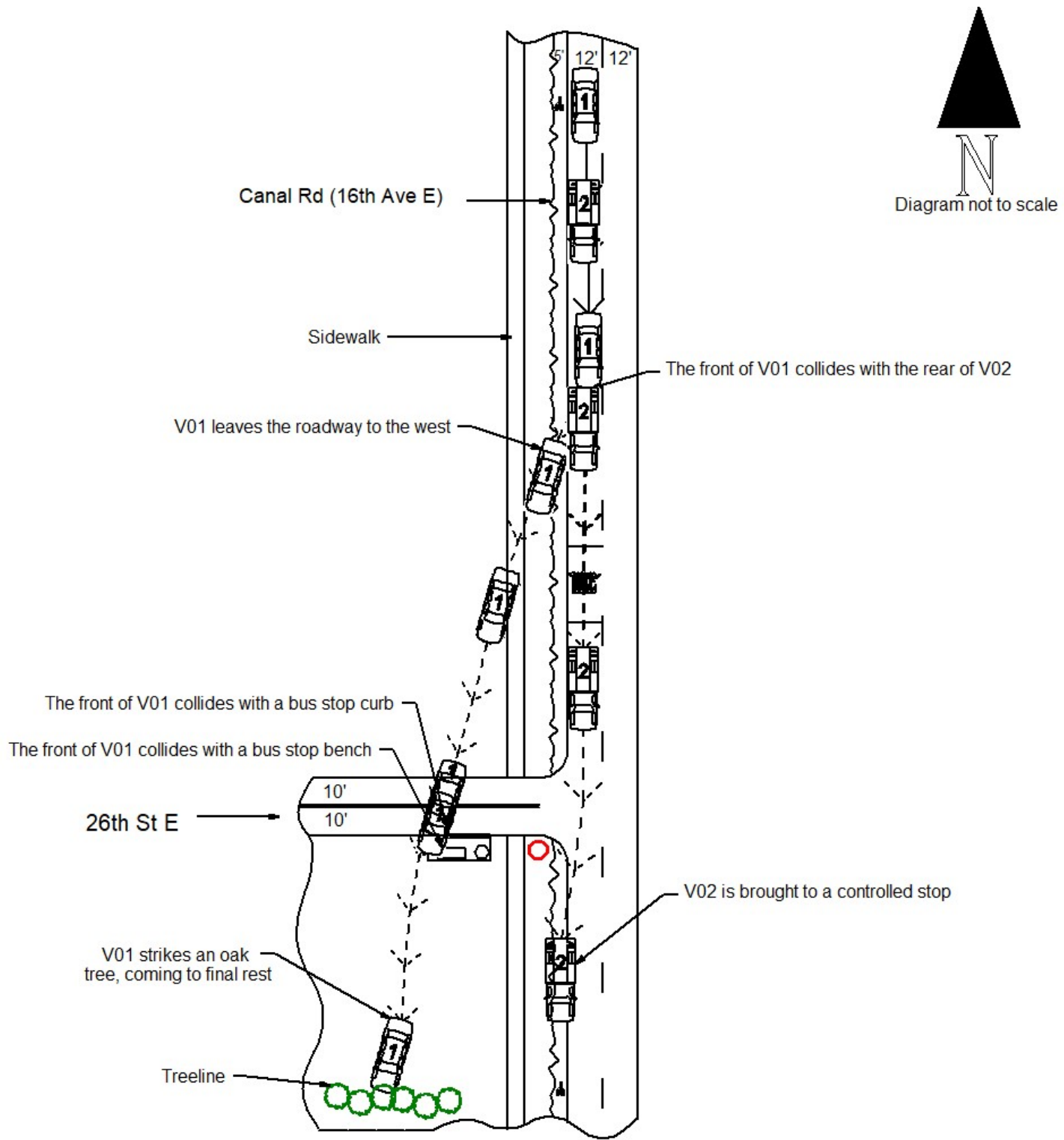
PERSON RECORD

Person# 2	Description 3 Passenger	Vehicle # 1	Name JEAN ETHEL LEPORE			Date of Birth 07/Jun/1936	Sex 2 Female	Injury Severity 4 Incapacitating	Ejection 1 Not Ejected
Address 7619 BONITA WAY			City ELLENTON				State FL	Zip Code 34222	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 3 Deployed-Front		Helmet Use	Eye Protection	Seating Location Seat 3		Seating Location Row 1	Seating Location Other
Source of Transport to Medical Facility 2 EMS		EMS Agency Name or ID MANATEE COUNTY EMS			EMS Run Number		Medical Facility Transported To BLAKE MEDICAL CENTER		

PERSON RECORD

Person# 3	Description 1 Driver	Vehicle # 2	Name DEREK WAYNE LUTHER			Date of Birth 06/Jul/1970	Sex 1 Male	Phone Number 941-504-8635	Re-Exam No
Address 4050 LANCASTER DR		City SARASOTA			State FL		Zip Code 34241		
Driver License Number L360179702460		State FL	Expires 06/Jul/2026	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left		Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured	

Date of Crash 02/Jun/2022 11:45 AM		Date of Report 02/Jun/2022 11:45 AM		Invest. Agency Report Number FHP22ON0278826		HSMV Crash Report Number 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 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type Drug Test Result																
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To																	
VIOLATIONS																							
Person# 1	Name BERNARD J LEPORE		Florida Statute Number 316.1925(1)		Charge CARELESS DRIVING		Citation AFOM1HE																
NON VEHICLE PROPERTY DAMAGE																							
Vehicle#	Person#	Property Damage - Other Than Vehicle BUS STOP BENCH	Est. Amount 1000	Business Yes	Owner's Name MANATEE COUNTY HIGHWAY	Address 2905 12TH ST CT E	City & State BRADENTON FL Zip Code 34208																
NARRATIVE																							
<table border="1"> <tr> <td>ID Number</td> <td>Rank</td> <td>Name</td> <td>Troop / Post</td> <td>Officer Agency</td> <td>Phone Number</td> <td colspan="2">Date Created</td> </tr> <tr> <td>0851</td> <td>TPR</td> <td>B.B. EHRHART</td> <td>F</td> <td>FLORIDA HIGHWAY PATROL</td> <td>941-751-8350</td> <td colspan="2">Jun 02, 2022</td> </tr> </table> 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.								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	
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																	
REPORTING OFFICER																							
ID/Badge # 0851	Rank and Name TPR B.B. EHRHART				Department FHPF		Type of Department FHP																



FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 08/Sep/2022 07:05 PM	Time of Crash 08/Sep/2022 07:05 PM	Date of Report 08/Sep/2022 08:10 PM	Invest. Agency Report Number FHP22ON0459885	HSMV Crash Report Number 24980687
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CRASH IDENTIFIERS

County Code 15	City Code 0	County of Crash MANATEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 08/Sep/2022 07:10 PM	Time Dispatched 08/Sep/2022 07:39 PM
Time on Scene 08/Sep/2022 07:59 PM	Time Cleared Scene 08/Sep/2022 08:43 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 24TH AVENUE EAST			① At Street Address#	② At Latitude 27.5393298114389	and Longitude -82.540068969113093
At Feet 20	Or Miles	Direction North	③ From Intersection With Street, Road, Highway 28TH STREET COURT EAST		④ Or From Milepost #
Road System Identifier 5 Local		Type Of Shoulder 2 Unpaved		Type Of Intersection 1 Not at Intersection	

CRASH INFORMATION (Check if Pictures Taken) ☐

light Condition 1 Daylight	Weather Condition 2 Cloudy	Roadway Surface Condition 2 Wet	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative	
First Harmful Event Type	First Harmful Event 37	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 3 Intersection.Related	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 41BKET	State FL	Reg. Expires 05/Sep/2023	Permanent Reg. No	VIN 1GCHSBEA9J1245725			
Year 2018	Make CHEV	Model COLORADO	Style PK	Color WHI	Extent of Damage Disabling	Est. Damage 3000	Towed Due To Damage Yes	Vehicle Removed By BULLET TOWING	Rotation Rotation	
Insurance Company DIRECT GENERAL INSURANCE CO					Insurance Policy Number 2016084752					
Name of Vehicle Owner (Check Box If Business) ☐ MARCEL LENARD GRIMSLEY				Current Address (Number and Street) 7911 114TH AVE E		City and State PARRISH FL		Zip Code 34219		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction East	On Street, Road, Highway 28TH STREET COURT EAST				At Est. Speed 30	Posted Speed 30	Total Lanes 2		
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
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 3 Pickup	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 3 Turning Left	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 32 Tree (standing)		
Traffic Control Device For This Vehicle 6 Stop Sign		First (1) Sequence of Events 42 Ran Off Roadway, Right		Second (2) Sequence of Events 37 Fence		Third (3) Sequence of Events 32 Tree (standing)		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name MARCEL LENARD GRIMSLEY	Date of Birth 05/Sep/1963	Sex 1 Male	Phone Number 941-776-8453	Re-Exam No
Address 7911 114TH AVE E		City PARRISH		State FL		Zip Code 34219	
Driver License Number G652552633250		State FL	Expires 05/Sep/2025	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 2 Possible	Ejection 1 Not Ejected

Date of Crash 08/Sep/2022 07:05 PM		Date of Report 08/Sep/2022 07:05 PM		Invest. Agency Report Number FHP22ON0459885		HSMV Crash Report Number 24980687	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 3 Deployed-Front		Helmet Use		Eye Protection 3 Not Applicable	
				Seating Location Seat 1 Left		Seating Location Row 1 Front	
						Seating Location Other	
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner				Drivers Actions at Time of Crash (second)		Driver Distracted By 7 Inattentive	
						Vision Obstruction 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 1 No		Alcohol Tested 1 Test Not Given		Alcohol Test Type		Alcohol Test Result	
						BAC	
						Suspected Drug Use 1 No	
						Drug Tested 1 Test Not Given	
						Drug Test Type	
						Drug Test Result	
Source of Transport to Medical Facility 2 EMS				EMS Agency Name or ID MANATEE CO EMS		EMS Run Number	
						Medical Facility Transported To MANATEE MEMORIAL HOSPITAL	

VIOLATIONS

Person# 1	Name MARCEL LENARD GRIMSLEY	Florida Statute Number 316.1925(1)	Charge CARELESS DRIVING	Citation ABONCYE
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NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle 2804 24TH AVENUE EAST WOODEN FENCE	Est. Amount 300	Business No	Owner's Name LACEY JEAN RYAN	Address 2804 24TH AVE E	City & State PALMETTO FL	Zip Code 34221
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NARRATIVE

ID Number 4793	Rank TPR	Name M.A. JABLONSKI	Troop / Post F	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 941-751-8350	Date Created Sep 09, 2022
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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 # 4793	Rank and Name TPR M.A. JABLONSKI	Department FHPF	Type of Department FHP
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24th Avenue East



NOT TO SCALE
All Lanes Approx. 12'

← Driveway Access of
2804 24th Avenue East

Palm Tree

V01 Final Rest

28th Street Court East

1 ►



← Wooden Fence

FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☐ SHORT FORM ☐ UPDATE ☒

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 01/Dec/2022 04:30 AM	Time of Crash 01/Dec/2022 04:30 AM	Date of Report 28/Dec/2022 05:29 AM	Invest. Agency Report Number FHP22ON0620020	HSMV Crash Report Number 25028052
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CRASH IDENTIFIERS

County Code 15	City Code 0	County of Crash MANATEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 01/Dec/2022 05:24 AM	Time Dispatched 01/Dec/2022 06:32 AM
Time on Scene 01/Dec/2022 07:09 AM	Time Cleared Scene 01/Dec/2022 10:11 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

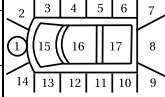
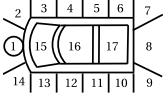
ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 28TH ST CT E			① At Street Address#	② At Latitude 27.539232149603301	and Longitude -82.546451303349997
At Feet 851	Or Miles	Direction East	③ From Intersection With Street, Road, Highway CANAL ROAD (16TH AVENUE E)		④ Or From Milepost #
Road System Identifier 5 Local		Type Of Shoulder 3 Curb		Type Of Intersection 1 Not at Intersection	

CRASH INFORMATION (Check if Pictures Taken) ☐

light Condition 5 Dark-Not Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative
First Harmful Event Type	First Harmful Event 39	First Harmful Event Location 3 Shoulder	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial) ☒

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 2 Yes	Veh License Number 2823295	State IN	Reg. Expires 31/Jan/2023	Permanent Reg. No	VIN 3HSDZAPR5LN415447		
Year 2020	Make IHC	Model OTHER	Style TR	Color WHI	Extent of Damage Disabling	Est. Damage 20000	Towed Due To Damage Yes	Vehicle Removed By ADVANCED TOWING	Rotation Owner Request
Insurance Company					Insurance Policy Number				
Name of Vehicle Owner (Check Box If Business) ☒ DAKS GROUP LLC			Current Address (Number and Street) 303 N STADIUM SUITE 2			City and State COLUMBIA MO		Zip Code 65203	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction West	On Street, Road, Highway 28TH ST CT E					At Est. Speed	Posted Speed 30	Total Lanes 2
CMV Configuration 3			Cargo Body Type 1			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR 3 More than 26,000 lbs (11,793 kg)			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release 1	Haz Mat. Placard 1	Number		Class					
Motor Carrier Name DAKS GROUP LLC				US DOT Number 2529593					
Motor Carrier Address 303 N STADIUM BLVD STE 200				City and State COLUMBIA MO		Zip Code 65203		Phone Number	
Comm/Non-Commercial 1	Vehicle Body Type 20 Medium/Heavy Trucks (more than 10,000 lbs (4,536 kg))		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level		Roadway Alignment 2 Curve Right		Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 39 Other Fixed Object (wall, building, tunnel, etc.)
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 43 Ran Off Roadway, Left		Second (2) Sequence of Events 39 Other Fixed Object (wall, building, tunnel, etc.)		Third (3) Sequence of Events 39 Other Fixed Object (wall, building, tunnel, etc.)		Fourth (4) Sequence of Events	

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle GUIDE WIRE	Est. Amount 600	Business Yes	Owner's Name PEACE RIVER ELECTRIC CO-OP	Address 220 KNIGHT RD	City & State WAUCHULA FL	Zip Code 33873
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NARRATIVE

Date of Crash 01/Dec/2022 04:30 AM	Date of Report 01/Dec/2022 04:30 AM	Invest. Agency Report Number FHP22ON0620020	HSMV Crash Report Number 25028052
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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

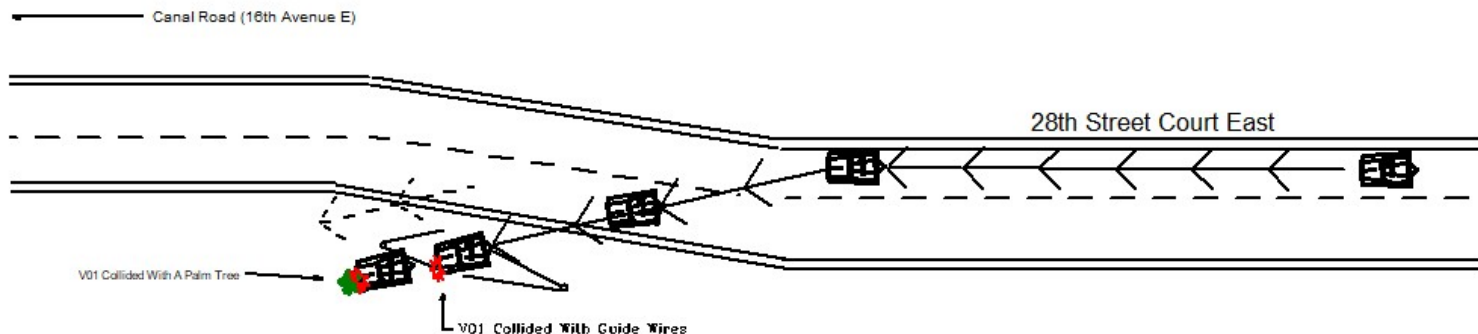
I received one phone call from Driver 1 and when the call was returned, Driver 1 failed to answer the phone. I have made numerous calls to Driver 1 with no success. The owner of V01 has not had any contact with Driver 1 as of this date, and unless more information is obtained on the location of Driver 1 this investigation will be closed.

REPORTING OFFICER

ID/Badge # 0851	Rank and Name TPR B.B. EHRHART	Department FHPF	Type of Department FHP
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Not To Scale
All Lanes Approx 12'



FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☐ SHORT FORM ☐ UPDATE ☒

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 19/Jul/2021 08:20 AM	Time of Crash 19/Jul/2021 08:20 AM	Date of Report 20/Aug/2021 09:54 AM	Invest. Agency Report Number FHPF21OFF034884	HSMV Crash Report Number 88533993
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CRASH IDENTIFIERS

County Code 15	City Code 0	County of Crash MANATEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 19/Jul/2021 08:31 AM	Time Dispatched 19/Jul/2021 08:38 AM
Time on Scene 19/Jul/2021 08:56 AM	Time Cleared Scene 19/Jul/2021 10:17 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

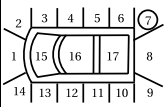
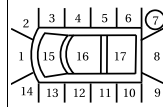
ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 16TH AVENUE E				1 At Street Address#		2 At Latitude 27.539681039442801		and Longitude -82.548370339860796	
At Feet 30	Or Miles	Direction North	3 From Intersection With Street, Road, Highway 29TH STREET E					4 Or From Milepost #	
Road System Identifier 5 Local			Type Of Shoulder 1 Paved			Type Of Intersection 1 Not at Intersection			

CRASH INFORMATION (Check if Pictures Taken) ☐

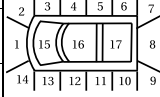
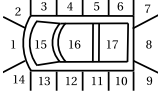
light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear	
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 3 Intersection.Related	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number EZ2LV	State FL	Reg. Expires 09/Sep/2021	Permanent Reg. No	VIN JM3KFADM5K0625000			
Year 2019	Make MAZD	Model CX-5	Style UT	Color BLU	Extent of Damage Disabling	Est. Damage 3000	Towed Due To Damage Yes	Vehicle Removed By MOA	Rotation Owner Request	
Insurance Company THE STANDARD FIRE INSURANCE CO					Insurance Policy Number 9960127322031					
Name of Vehicle Owner (Check Box If Business) ☐ LESLIE DAWN BYRD			Current Address (Number and Street) 4117 LINDEVER LN			City and State PALMETTO FL		Zip Code 34221		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction South	On Street, Road, Highway 16TH AVENUE E				At Est. Speed	Posted Speed 35	Total Lanes 2		
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number	Class			18. Undercarriage 19. Overturn 20. Windshield 21. Trailer		18. Undercarriage 19. Overturn 20. Windshield 21. Trailer		
Motor Carrier Name			US DOT Number							
Motor Carrier Address				City and State		Zip Code	Phone Number			
Comm/Non-Commercial	Vehicle Body Type 16 (Sport) Utility Vehicle	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 13 Stopped in Traffic	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport				
Traffic Control Device For This Vehicle 5 Traffic Control Signal		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events				

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 2 Yes	Veh License Number	State	Reg. Expires	Permanent Reg. No	VIN		
Year	Make	Model	Style 4D	Color	Extent of Damage Unknown	Est. Damage	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company					Insurance Policy Number				

Date of Crash 19/Jul/2021 08:20 AM		Date of Report 19/Jul/2021 08:20 AM		Invest. Agency Report Number FHPF21OFF034884		HSMV Crash Report Number 88533993				
Name of Vehicle Owner (Check Box If Business) ☐			Current Address (Number and Street)				City and State		Zip Code	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction South	On Street, Road, Highway 16TH AVENUE E				At Est. Speed	Posted Speed 35	Total Lanes 2		
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
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 1 Passenger Car		Vehicle Defects (one) 88 Unknown		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level		Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport		
Traffic Control Device For This Vehicle 5 Traffic Control Signal		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events	

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 2	Name LESLIE DAWN BYRD			Date of Birth 09/Sep/1969	Sex 2 Female	Phone Number 941-705-5590	Re-Exam No
Address 4117 LINDEVER LN		City PALMETTO			State FL		Zip Code 34221		
Driver License Number B630524698290		State FL	Expires 09/Sep/2028	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use		Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front		Seating Location Other	
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 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 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result	
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 2	Description 3 Passenger	Vehicle # 2	Name BRIANNA BYRD			Date of Birth 27/Jul/2012	Sex 2 Female	Injury Severity 1 None	Ejection 1 Not Ejected
Address 4117 LINDEVER LN			City PALMETTO				State FL	Zip Code 34221	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use		Eye Protection 3 Not Applicable	Seating Location Seat 3	Seating Location Row 2		Seating Location Other	
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To		

NARRATIVE

Date of Crash 19/Jul/2021 08:20 AM	Date of Report 19/Jul/2021 08:20 AM	Invest. Agency Report Number FHPF21OFF034884	HSMV Crash Report Number 88533993
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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 # 0851	Rank and Name TPR B.B. EHRHART	Department FLORIDA HIGHWAY PATROL	Type of Department FHP
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16TH AVENUE E

SIDEWALK



NOT TO SCALE

RED TRAFFIC SIGNAL

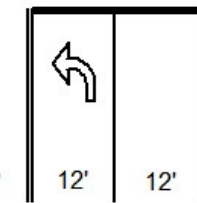
GREEN TRAFFIC SIGNAL

29TH STREET E

12'

12'

12'



FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 01/Sep/2023 12:00 AM	Time of Crash 01/Sep/2023 12:00 AM	Date of Report 01/Sep/2023 12:23 AM	Invest. Agency Report Number FHP23ON0459132	HSMV Crash Report Number 89637983
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CRASH IDENTIFIERS

County Code 15	City Code 0	County of Crash MANATEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 01/Sep/2023 12:04 AM	Time Dispatched 01/Sep/2023 12:08 AM
Time on Scene 01/Sep/2023 12:14 AM	Time Cleared Scene 01/Sep/2023 01:00 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 16TH AVENUE EAST			① At Street Address#	② At Latitude 27.539326557518301	and Longitude -82.548374920992501
At Feet	Or Miles	Direction	③ From Intersection With Street, Road, Highway 29TH STREET EAST		
Road System Identifier 5 Local		Type Of Shoulder 2 Unpaved	Type Of Intersection 3 T-Intersection		

CRASH INFORMATION (Check if Pictures Taken) ☐

light Condition 5 Dark-Not Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 3 Angle
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 2 Intersection
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial) ☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 50ATYK	State FL	Reg. Expires 16/Nov/2023	Permanent Reg. No	VIN 1G1ZG5ST3NF120153
Year 2022	Make CHEV	Model MALIBU	Style 4D	Color BLK	Extent of Damage Functional	Est. Damage 1500	Towed Due To Damage No
Insurance Company SAFECO INSURANCE COMPANY OF ILLINOIS				Insurance Policy Number F3808092			
Name of Vehicle Owner (Check Box If Business) STEPHANIE SERNA			Current Address (Number and Street) 312 36TH STREET CT E			City and State PALMETTO FL	
Zip Code 34221							
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make
Vehicle Traveling:	Direction South	On Street, Road, Highway 16TH AVENUE EAST				At Est. Speed 25	Posted Speed 25
Total Lanes 2							
CMV Configuration			Cargo Body Type			Area of Initial Impact	
Comm GVWR/GCWR			Trailer Type (trailer one)			Trailer Type (trailer two)	
Haz. Mat. Release			Haz Mat. Placard			Number	
Class			US DOT Number			Motor Carrier Name	
Motor Carrier Address			City and State			Zip Code	
Phone Number							
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None	Vehicle Defects (two)	Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport		
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events
		14 Motor Vehicle in Transport					

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 2 Yes	Veh License Number	State	Reg. Expires	Permanent Reg. No	VIN
Year	Make	Model	Style	Color	Extent of Damage Functional	Est. Damage 1000	Towed Due To Damage No
Insurance Company				Insurance Policy Number			

Date of Crash 01/Sep/2023 12:00 AM		Date of Report 01/Sep/2023 12:00 AM		Invest. Agency Report Number FHP23ON0459132		HSMV Crash Report Number 89637983					
Name of Vehicle Owner (Check Box If Business) ☐			Current Address (Number and Street)			City and State		Zip Code			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction East	On Street, Road, Highway 29TH STREET EAST				At Est. Speed 10	Posted Speed 25	Total Lanes 2			
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area			
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)		18. Undercarriage 19. Overturn 20. Windshield 21. Trailer		18. Undercarriage 19. Overturn 20. Windshield 21. Trailer		
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) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 3 Turning Left		Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport	
Traffic Control Device For This Vehicle 5 Traffic Control Signal		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 2	Name STEPHANIE SERNA			Date of Birth 16/Nov/1993	Sex 2 Female	Phone Number	Re-Exam No							
Address 312 36TH STREET CT E		City PALMETTO			State FL		Zip Code 34221									
Driver License Number S650780939160		State FL		Expires 16/Nov/2025		DL Type 5 E/Operator		Req. End. 3 No Req Endorsement		Injury Severity 1 None		Ejection 1 Not Ejected				
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left		Seating Location Row 1 Front		Seating Location Other				
Drivers Actions at Time of Crash (first) 1 No Contributing Action				Drivers Actions at Time of Crash (second)				Driver Distracted By 1 Not Distracted		Vision Obstruction 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 1 No		Alcohol Tested 1 Test Not Given		Alcohol Test Type		Alcohol Test Result		BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given		Drug Test Type		Drug Test Result	
Source of Transport to Medical Facility 1 Not Transported			EMS Agency Name or ID				EMS Run Number			Medical Facility Transported To						

PERSON RECORD

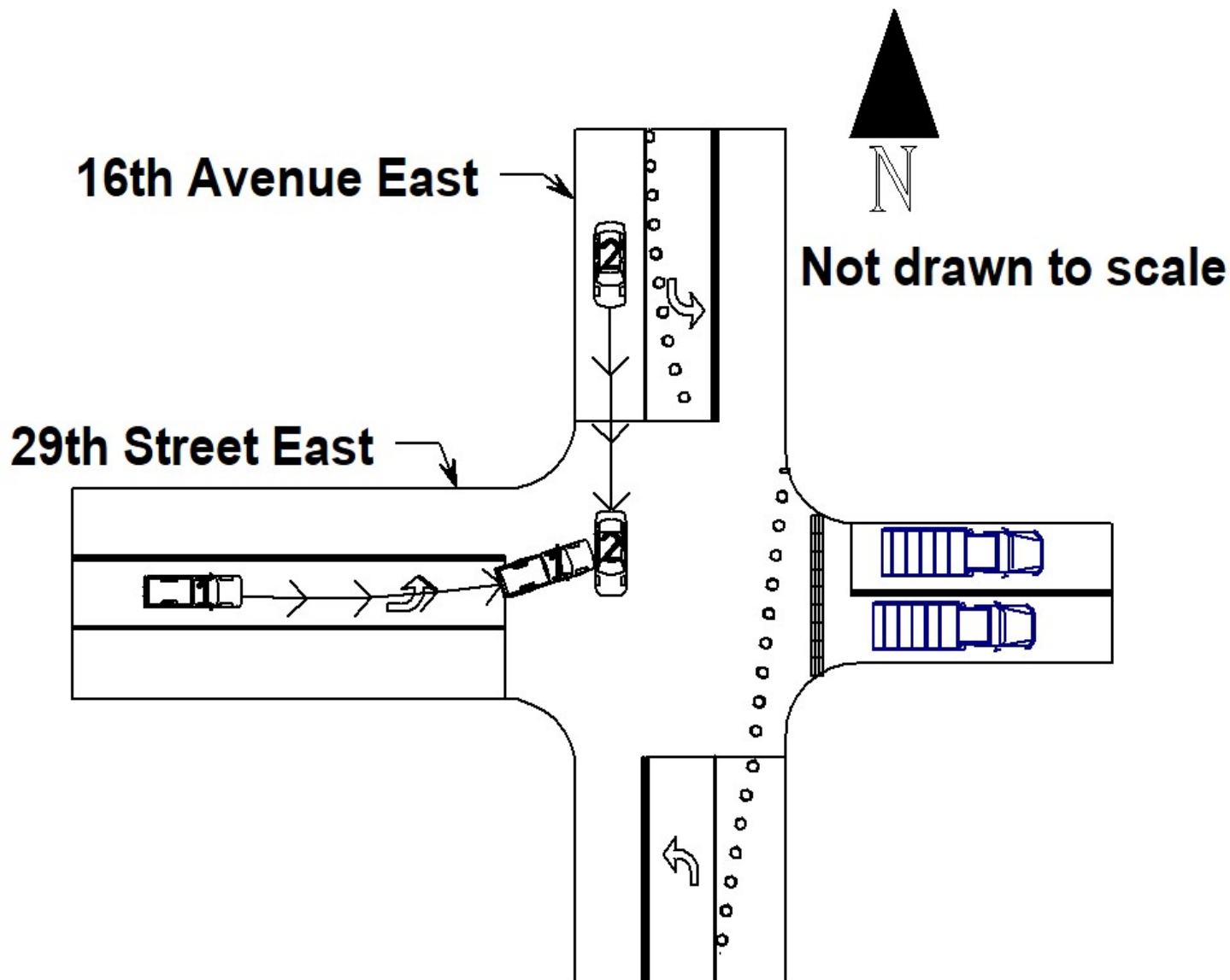
Person# 2	Description 3 Passenger	Vehicle # 2	Name ISAI OCAMPO RODRIGUEZ			Date of Birth 30/Apr/1993	Sex 1 Male	Injury Severity 2 Possible	Ejection 1 Not Ejected				
Address 312 36TH STREET CT E			City PALMETTO					State FL		Zip Code 34221			
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 3		Seating Location Row 1		Seating Location Other	
Source of Transport to Medical Facility 1 Not Transported			EMS Agency Name or ID				EMS Run Number			Medical Facility Transported To			

NARRATIVE

ID Number 4728	Rank TPR	Name M. D. KOPE	Troop / Post F	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 941-751-8350	Date Created 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 # 4728	Rank and Name TPR M. D. KOPE	Department FHPF	Type of Department FHP
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FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 18/Jan/2021 08:00 PM	Time of Crash 18/Jan/2021 08:00 PM	Date of Report 19/Jan/2021 12:00 AM	Invest. Agency Report Number 2021001706	HSMV Crash Report Number 89791005
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CRASH IDENTIFIERS

County Code 15	City Code 00	County of Crash MANATEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 18/Jan/2021 01:22 PM	Time Dispatched 18/Jan/2021 01:22 PM
Time on Scene 18/Jan/2021 01:56 PM	Time Cleared Scene 18/Jan/2021 03:20 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

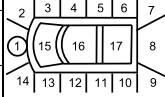
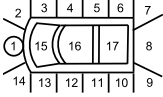
ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 24TH AVE E				❶ At Street Address# 2804	❷ At Latitude 27.539237	and Longitude -82.540027
At Feet	Or Miles	Direction	❸ From Intersection With Street, Road, Highway			❹ Or From Milepost #
Road System Identifier 9 Parking Lot			Type Of Shoulder 2 Unpaved		Type Of Intersection 1 Not at Intersection	

CRASH INFORMATION (Check if Pictures Taken) ☐

light Condition 5 Dark-Not Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision	
First Harmful Event Type	First Harmful Event 37	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 3 Intersection.Related	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number QDSW81	State FL	Reg. Expires 03/Apr/2022	Permanent Reg.	VIN 2C3CDXCT5GH216033				
Year 2016	Make DODG	Model CHARGER	Style 4D	Color BLU	Extent of Damage Disabling	Est. Damage 10000	Towed Due To Damage Yes	Vehicle Removed By BAKERS AUTO BODY	Rotation Owner Request		
Insurance Company UNITED AUTOMOBILE INSURANCE					Insurance Policy Number UAH027109201						
Name of Vehicle Owner (Check Box If Business) ☐ CLIFFORD WAYNE HANEY			Current Address (Number and Street) 1604 39TH AVENUE DR E			City and State ELLENTON FL		Zip Code 34222			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction East	On Street, Road, Highway 28TH ST CT E				At Est. Speed 45	Posted Speed 30	Total Lanes 2			
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area			
Comm GVWR/GCWR 4 Not Applicable			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 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function				
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight	Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 37 Fence				
Traffic Control Device For This Vehicle 6 Stop Sign	First (1) Sequence of Events 3 Collision with Fixed Object 37 Fence		Second (2) Sequence of Events 36 Other Post, Pole, or Support		Third (3) Sequence of Events		Fourth (4) Sequence of Events				

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name CLIFFORD WAYNE HANEY	Date of Birth 03/Apr/1964	Sex 1 Male	Phone Number 9412248620	Re-Exam No
Address 1604 39TH AVENUE DR E		City ELLENTON	State FL	Zip Code 34222			
Driver License Number H-500-119-64-123-0		State FL	Expires 03/Apr/2026	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 2 Possible	Ejection 1 Not Ejected

Date of Crash 18/Jan/2021 08:00 PM	Date of Report 18/Jan/2021 08:00 PM	Invest. Agency Report Number 2021001706	HSMV Crash Report Number 89791005
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Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 6 Deployed-Combination	Helmet Use	Eye Protection	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner		Drivers Actions at Time of Crash (second) 13 Ran Stop Sign			Driver Distracted By 1 Not Distracted	Vision Obstruction 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 1 No	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 2	Description 3 Passenger	Vehicle # 1	Name UNK UNK UNK	Date of Birth	Sex 2 Female	Injury Severity 2 Possible	Ejection 1 Not Ejected
Address UNK			City UNK			State UK	Zip Code
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 6 Deployed-Combination	Helmet Use	Eye Protection	Seating Location Seat 3	Seating Location Row 1	Seating Location Other	
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To	

NON VEHICLE PROPERTY DAMAGE

Vehicle# 1	Person#	Property Damage - Other Than Vehicle FENCE	Est. Amount 1000	Business No	Owner's Name LACY J RYAN	Address 2804 24TH AVE E	City & State PALMETTO FL	Zip Code 34221
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NON VEHICLE PROPERTY DAMAGE

Vehicle# 1	Person#	Property Damage - Other Than Vehicle WOOD POLE AND GATE	Est. Amount 150	Business No	Owner's Name LACY J RYAN	Address 2804 24TH AVE E	City & State PALMETTO FL	Zip Code 34221
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NON VEHICLE PROPERTY DAMAGE

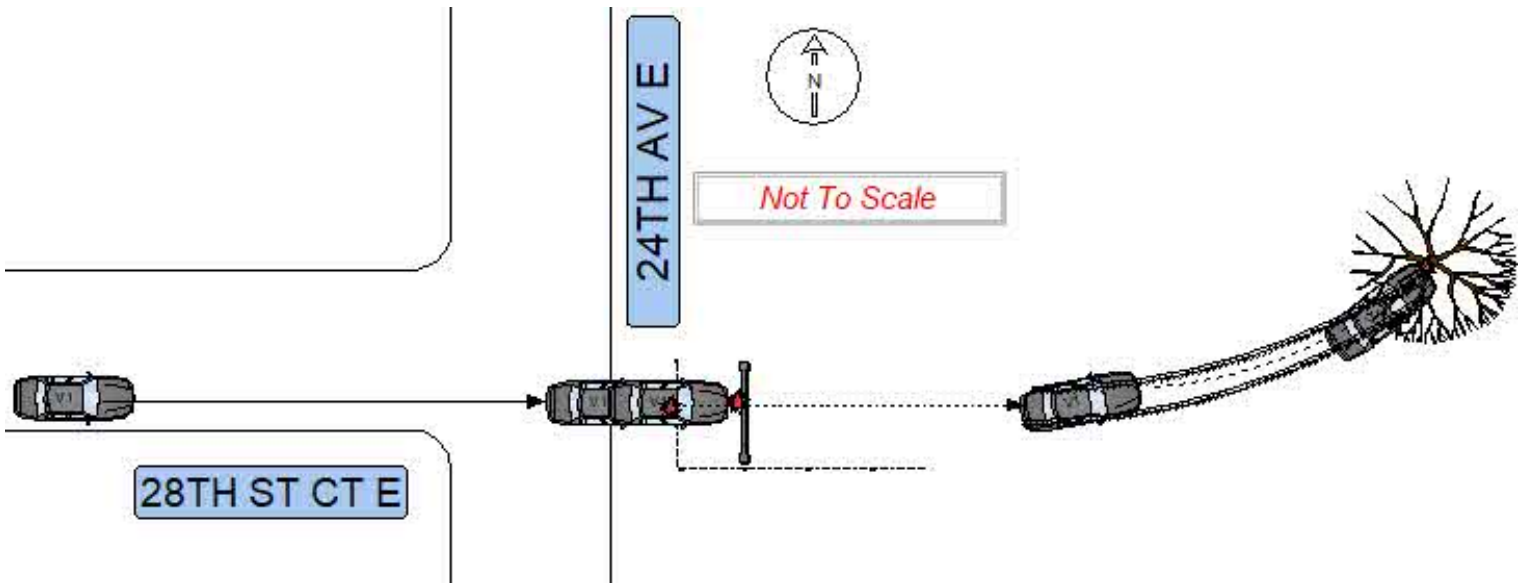
Vehicle# 1	Person#	Property Damage - Other Than Vehicle TREE OR SHRUB	Est. Amount 100	Business No	Owner's Name LACY J RYAN	Address 2804 24TH AVE E	City & State PALMETTO FL	Zip Code 34221
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NARRATIVE

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 # 11009107	Rank and Name DEP S. SIMPSON	Department MANATEE COUNTY SHERIFFS OFFICE	Type of Department SO
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MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

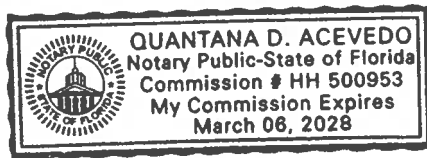
COUNTY OF MANATEE

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 Public Hearing for Zoning Changes in Unincorporated Manatee County for the Manatee County Planning Commission Public Hearing on June 11, 2026, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on May 28, 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 28th day of may, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Quantana 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 **Planning Commission of Manatee County** will conduct a Public Hearing on **June 11, 2026, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor, Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDC-18-14(G)(R) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.) – Life Storage Largo I LLC (Owner) – [PLN2403-0044](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, revising Zoning Ordinance PDC-18-14(Z)(G) by amending a previously approved General Development Plan removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.15 acres) and Parcel B (3.13 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County); retaining the previously approved Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant, attached hereto as Exhibit B, with no changes; subject to conditions of approval; 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 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.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Development Services Department will be heard and considered by the Planning Commission.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Development Services Department, 1112 Manatee Avenue West, Bradenton, Florida, telephone number (941) 748-4501 x6878; e-mail to public.comments@mymanatee.org.

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: Agenda Coordinator
1112 Manatee Ave. West / P.O. Box 1000, Bradenton, FL 34205
public.comments@mymanatee.org

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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 PLANNING COMMISSION
Manatee County Development Services Department
Manatee County, Florida
Date Published: May 28, 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](#)

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.

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 oversaturation 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