



October 15, 2026 - Planning Commission

Subject

PDO-25-33(Z)(P) – Baycare Medical Office Center – Rezone with PSP – Baycare Properties LLC (Owner) – PLN2510-0073 - Quasi-Judicial - Alyssa Grove, Planner I - District 1

A rezone of approximately 9.67 acres of a 10.80 acre parcel from 0.57 acres of General Agriculture (A) and 10.23 acres Residential Single Family – 1 (RSF-1) to 9.67 acres of Planned Development Office (PDO) Zoning District, leaving 1.13 acres of RSF-1; approving a Preliminary Site Plan for up to 90,000 square feet of medical office use; generally located on the western corner of US 301 and Red Rooster Road, Parrish (unincorporated Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Alyssa Grove, Planner I, (941) 748-4501 Ext. 6836,

Alyssa.Grove@mymanatee.org

Contact: Bianca Brooksbank, Planning and Zoning Technician I, (941) 748-4501 Ext. 1274,

bianca.brooksbank@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 of the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance Number PDO-25-33(Z)(P); and APPROVAL of the Preliminary Site Plan with Conditions A.1-A.5, B.1-B.5, C.1, D.1-D.2.

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 of the Manatee County Land Development Code, I move to recommend DENIAL of Manatee County Zoning Ordinance Number PDO-25-33(Z)(P); and DENIAL of the Preliminary Site Plan.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

Background Discussion

- **Request**

The request is for a rezone from General Agriculture (A) and Residential Single Family – 1 (RSF-1) to Planned Development Office (PDO) with a Preliminary Site Plan (PSP) on a 9.67-acre portion of a 10.80-acre parcel, leaving 1.13 acres of RSF-1 in the northeast corner.

- Specific Approval

Not applicable.

- Conditions of Approval

There are Conditions of Approval for this application

- **General Information**

- Location:

Generally located on the southwestern corner of US 301 and Red Rooster Road in Parrish (Manatee County)

- Acreage of Project:

The project site consists of a 9.67-acre portion of a 10.80-acre parcel.

- Density/Intensity of Project:

The applicant has proposed medical offices with a FAR of 0.21 (90,000 square feet)

- **Neighborhood Workshop**

Applicant held an in-person workshop on February 24, 2026 at Parrish United Methodist Church in Parish. 25 members of the public attended. Mail notices, photos of workshop sign placement, and the workshop presentation were provided.

- **Future Land Use Category**

Urban Fringe – 3 (UF-3)

- **Land Use History**

- The subject property consists of one (1) parcel, approximately 10.80 acres.

- The property was zoned as RSF-1 with a small portion of A since the adoption of the 1990 Land Development Code.

- The subject project property has had a Future Land Use Category (FLUC) of UF-3 since the adoption of the Manatee County Comprehensive Plan in 1989.

- According to the Manatee County GIS aerials, the property has been historically vacant.

- **Surrounding Areas**

- North: US 301, Agricultural land with Single family residential, Church, Single family residential

- South: Single family residential

- East: Red Rooster Rd, Single family residential, Commercial

- West: Agricultural land with Single family residential, Single family residential

- **Conclusion**

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

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by emails to Matter #FY25/26-0479 on September 8 and 17, 2026.

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Planning Commission: October 15, 2026

**PDO-25-33(Z)(P) – BAYCARE MEDICAL OFFICE CENTER – REZONE WITH PSP –
BAYCARE PROPERTIES LLC (OWNER) – PLN2510-0073**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 9.67 acres of a 10.80 acre parcel from 0.57 acres of General Agriculture (A) and 10.23 acres Residential Single Family – 1 (RSF-1) to 9.67 acres of Planned Development Office (PDO) Zoning District, leaving 1.13 acres of RSF-1; approving a Preliminary Site Plan for up to 90,000 square feet of medical office use; generally located on the western corner of US 301 and Red Rooster Road, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission:	October 15, 2026
Board of County Commissioners:	November 19, 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 of the Manatee County Land Development Code, as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance Number PDO-25-33(Z)(P); and **APPROVAL** of the Preliminary Site Plan with Conditions A.1-A.5, B.1-B.5, C.1, D.1-D.2.

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 of the Manatee County Land Development Code, I move to recommend **DENIAL** of Manatee County Zoning Ordinance Number PDO-25-33(Z)(P); and **DENIAL** of the Preliminary Site Plan.

Section	
1	Project Summary
2	Maps & Discussion
3	Site Design Details
4	Compliance with the Land Development Code
5	Consistency with the Comprehensive Plan
6	Positive and Negative Aspects with Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval
9	Remaining Issues of Concern

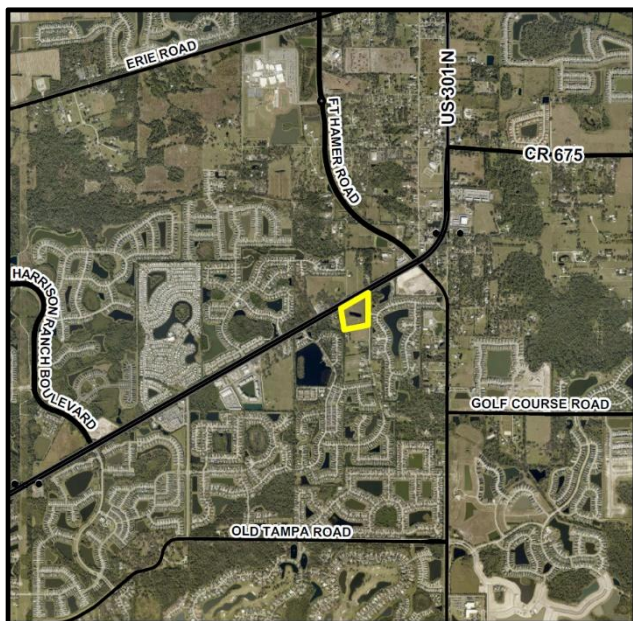
SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PLN2510-0073
PROJECT NAME	BayCare Medical Office Center
SECTION / TOWNSHIP / RANGE(S)	32/33S/19E
PARCEL / ADDRESS	PID: 487510752 5605 Red Rooster Rd, Parrish 34219
ACREAGE	Total Parcel Area: 10.80 Acres Project Area: 9.67 Acres
GENERAL LOCATION	Southwestern corner of US 301 and Red Rooster Road
OWNER / APPLICANT	BayCare Properties LLC
AGENT	Kathleen Keen – VHB and Scott Rudacille – Blalock Walters
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3)
ZONING DISTRICTS	Existing: General Agriculture (A) & Residential Single Family – 1 (RSF-1) Proposed: Planned Development Office (PDO)
PROPOSED USE(S)	Medical offices
INTENSITY <i>Floor Area Ratio (FAR)</i>	Maximum: 0.32 (132,440.7 square feet) Proposed: 0.21 (90,000 square feet)
OVERLAYS / SPECIAL AREAS	N/A
SPECIFIC APPROVAL REQUEST(S)	N/A
NEIGHBORHOOD WORKSHOP	Held February 24, 2026
REMAINING ISSUES OF CONCERN	None
CASE MANAGER	Alyssa Grove, Planner I

SECTION 2 MAPS & DISCUSSION

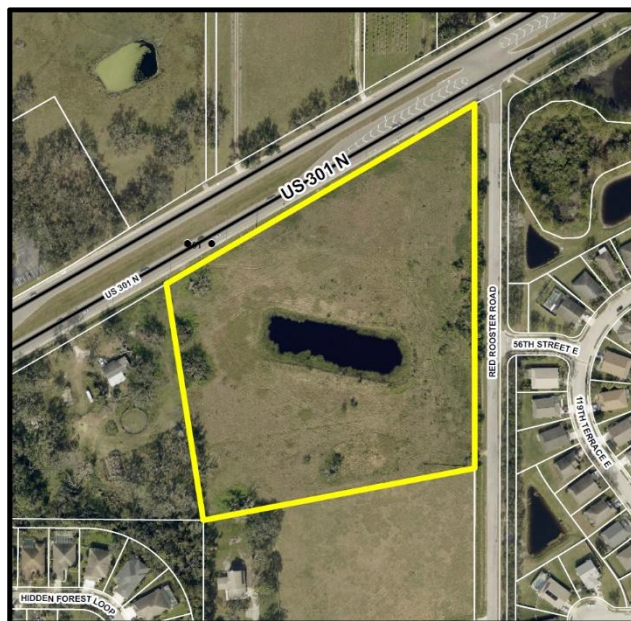
History

The subject project area consists of one (1) parcel, approximately 10.80 acres. The 1981 Zoning Map shows the property zoned General Agriculture (A), with the northeast corner designated as Suburban Agriculture (A-1). In 1989 there appears to have been a rezone for a portion of the parcel to Commercial (C), however, with the adoption of the Land Development Code (LDC) in 1990, the Zoning District for the entire parcel became Residential Single Family-1/North Central Overlay (RSF-1/NCO), except for approximately 0.57 acres on the western side of the parcel which was given the neighboring General Agriculture/North Central Overlay (A/NCO) Zoning District. The North Central Overlay District was removed from the LDC in 2022 (ORD 22-06) and therefore removed from the site's zoning. Currently, this leaves the parcel with approximately .57 acres of A zoning and approximately 10.23 acres of RSF-1 zoning.

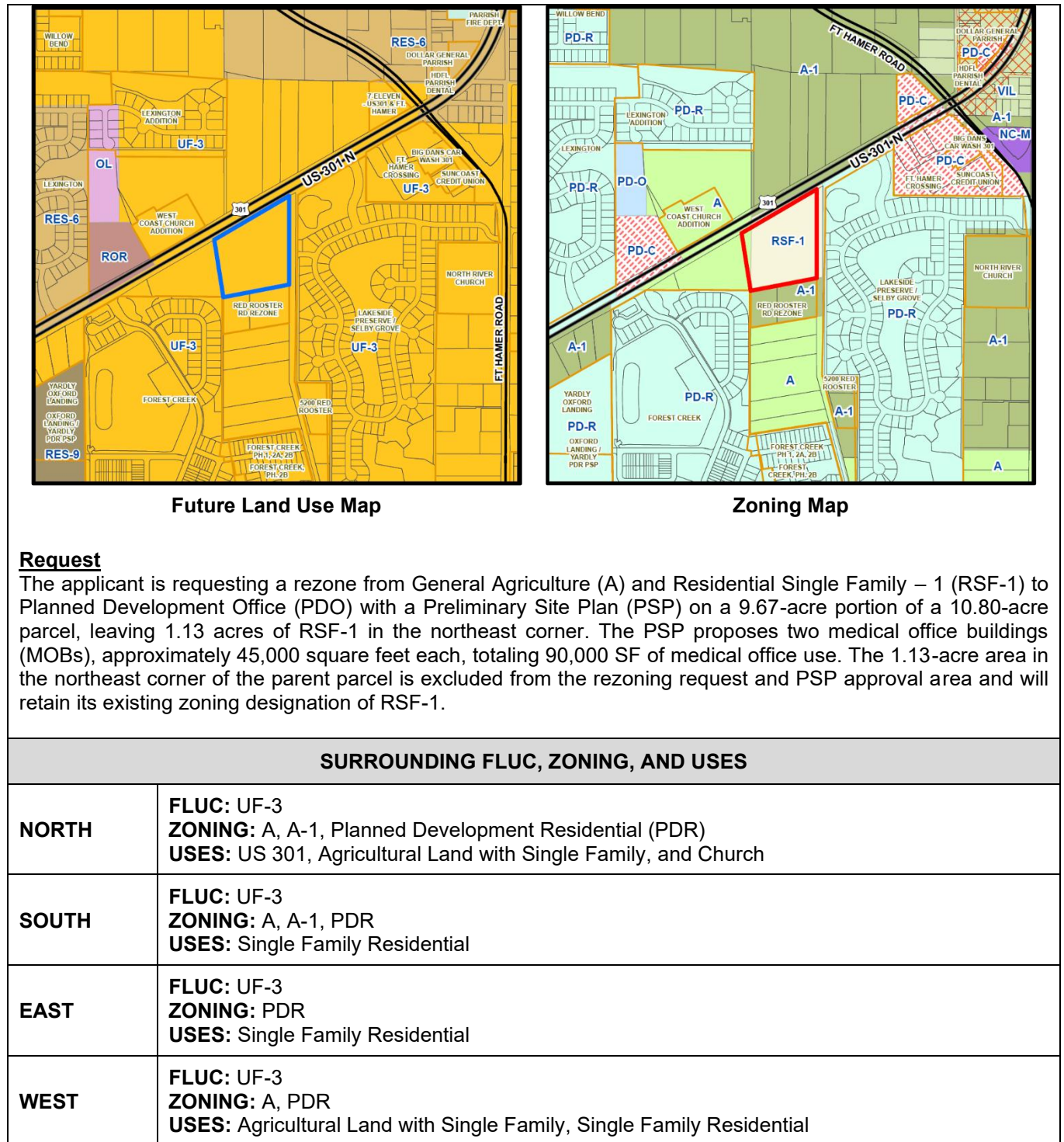
With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Urban Fringe - 3 (UF-3) Future Land Use Category (FLUC). According to the Manatee County GIS aeriels, the property has historically been vacant acreage.



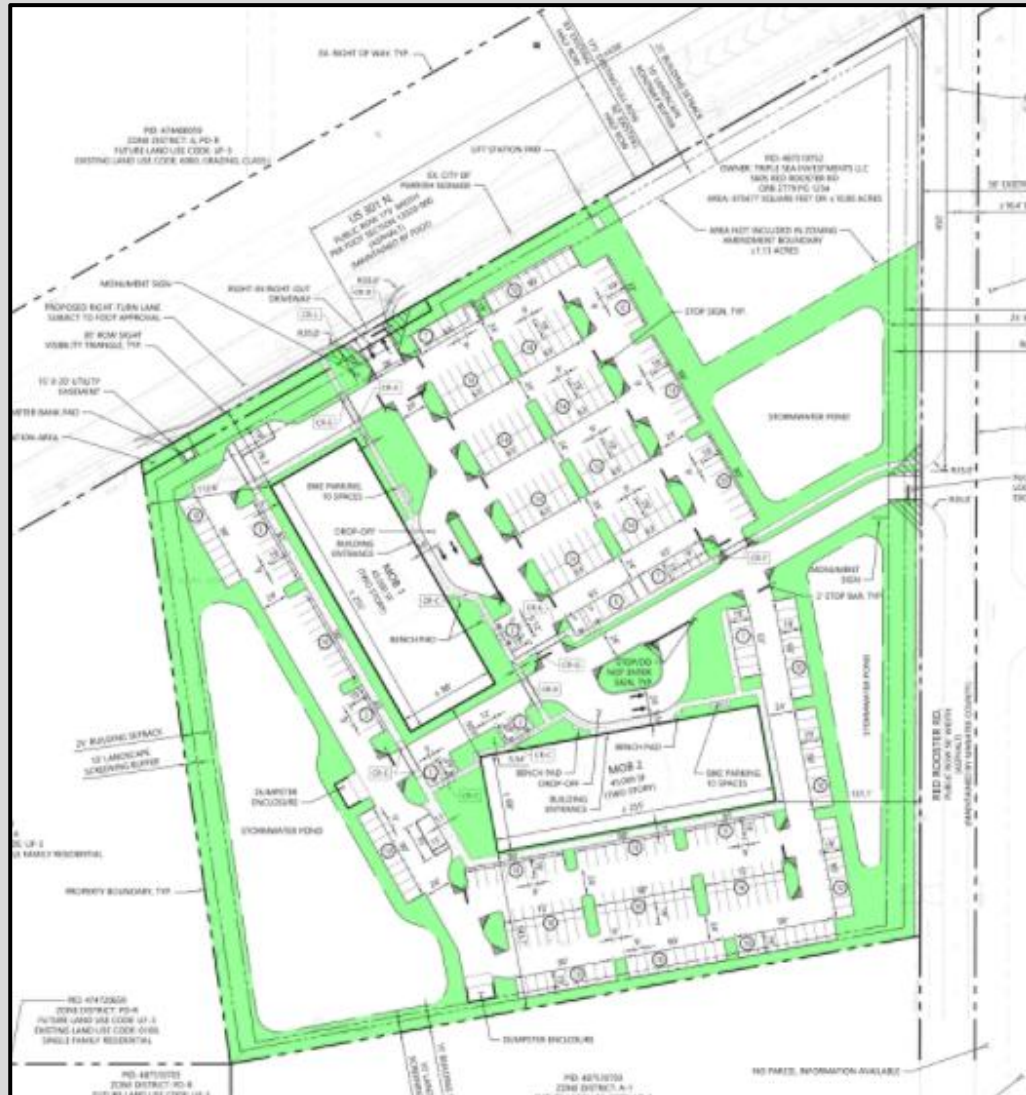
Aerial Map



Aerial Map (Zoomed)



SECTION 3 SITE DESIGN DETAILS



MINIMUM/PROPOSED SETBACKS	Front: 25 feet / 25 feet (north) and 25 feet (east) Side: 15 feet / 15 feet (south) and 25 feet (west) Rear: 15 feet / Not applicable
MINIMUM LOT WIDTH / AREA	N/A
MAXIMUM HEIGHT	2 Stories (45 feet)
OPEN SPACE	Required: 25% (2.42 acres) Provided: 28% (2.71 acres)

ACCESS	One proposed access on US 301 and one proposed access on Red Rooster Road		
PARKING	Minimum: 1/250 GFA = 360 spaces Maximum: Minimum + 10% = 396 spaces Provided: 361 spaces		
FLOOD ZONE(S)	The site lies in Flood Zones A and X, Panel 12081C0183F (8/10/21).		
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: North Manatee County Watershed Project located within Floodplain and/or Floodway: The project area is in the FEMA 1% annual chance hazard area in pursuit of 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 <ul style="list-style-type: none">Existing County 20-inch Water Main on the south side of US 301Existing County 8-inch Water Main on east side of Red Rooster RoadExisting County 10-inch Water Main on the north side of 56th Street East WASTEWATER INFRASTRUCTURE <ul style="list-style-type: none">Existing County 16 inch Force Main on north side of US 301 RECLAIMED WATER INFRASTRUCTURE <ul style="list-style-type: none">Existing Private 8 inch Reclaim Main on the south side of 56th Street East		
COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
BUFFERS			
Standards Required	Design Proposal	Compliance	Comments
10-foot landscape roadway buffer (North & East)	10-foot buffer	Y	Meets code requirements
10-foot landscape screening buffer adjacent to residential (West & South)	10-foot buffer	Y	Meets code requirements

SIDEWALKS					
Standards Required	Design Proposal	Compliance	Comments		
Internal sidewalks shall be provided 5-foot sidewalks along thoroughfare	5–7-foot internal sidewalks 5-foot sidewalk along Red Rooster Rd	Y	Sidewalk already exists along US 301		
DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY					
Standards Required	Design Proposal	Compliance	Comments		
Driveways	Full access driveway from Red Rooster Rd Right-in right out driveway from US 301	Y	Driveway location on from Red Rooster Rd subject to design exception approval.		
Drive Aisles	24-foot drive aisles	Y	Meets code requirements		
TRANSPORTATION					
Transportation Link Capacity Analysis The Applicant is proposing to rezone 9.67-acre portion of a 10.80-acre parcel from General Agriculture (A) and Residential Single Family (RSF-1) to Planned Development Office (PDO). The applicant is also seeking approval for a Preliminary Site Plan (PSP) to develop two medical office buildings having a total of 90,000 square feet. The applicant did provide a Traffic Study to gauge the impacts of the proposed development on the segment of US 301 adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the impacted roadway segment is expected to operate at or above the level of service (LOS) performance standards with project traffic.					
NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
US 301	3413	C	D	F/D*	F/D*
* Synchro Arterial analysis					
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.					
Major Transportation Facilities The site is located southwest of the intersection of US 301 and Red Rooster Road. The project will impact the following roadways, adjacent to and near the project site: US 301 is an existing four-lane road with a 50-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet in the Comprehensive Plan’s Future Traffic Circulation Plan or as determined by FDOT. Red Rooster Road is an existing two-lane local road with a 30-mph posted speed.					

CONCURRENCY					
<p>CLOS applied for: Yes</p> <p>Solid waste landfill capacity and preliminary drainage intent have been reviewed with the preliminary site plan. Potable water and wastewater will be reviewed at the time of final site plan.</p>					
ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:			1.95		
Proposed Impact Acreage:			1.95		
Wetland I.D.	Acreage	Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Justification
W-1	1.35 ac	1.35 ac	Vegetated Non-Forested Wetland (FLUCFCS 640)	0.37	Medical office and parking lot
W-2	0.06 ac	0.06 ac	Vegetated Non-Forested Wetland (FLUCFCS 640)	0.37	Medical office and parking lot
W-3	0.54 ac	0.54 ac	Shrub Wetland (FLUCFCS 647)	0.40	Medical office and parking lot
TOTAL	1.95 ac	1.95 ac			
<p>Wetland Mitigation: UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by VHB, Inc (July 2026) the applicant is proposing to mitigate through purchase of Mitigation Bank Credits. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process.</p> <p>Project is also comprised of Reservoirs (less than 10 acres) (FLUCFCS 534) – 0.49 acres.</p> <p><u>Uplands:</u> Per the Environmental Narrative provided by Vanasse Hangen Brustlin, Inc (VHB) (July 2026) the subject site is comprised of Unimproved Pasture (FLUCFCS 212; 7.23 acres) with an abundance of unmaintained herbaceous species. Analysis of the aerial photography indicates most of the entire project area was cleared of mature hardwood vegetation for agricultural use. There are no native upland habitats on site.</p> <p><u>Preservation of Existing Plant Communities:</u> Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. Per the Environmental Narrative by VHB, there are no existing native plant communities within the project area.</p> <p><u>Endangered Species:</u> Per the Listed Species Report by VHB (October 2025) an on-site assessment was conducted in August 2025 – sixteen listed species were surveyed for. VHB scientists performed a reconnaissance level listed species survey</p>					

and conducted a preliminary review of publicly available listed species information to support an understanding of potential environmental constraints related to the proposed project. Pedestrian transect surveys for listed plant and wildlife species were performed using 30- foot spacing.

The assessment included both direct and indirect observations which would indicate the presence of listed species, including a 15% aerial coverage survey, by an Authorized Gopher Tortoise Agent, of suitable Gopher Tortoise habitat pursuant to FWC Gopher Tortoise Permitting Guidelines (FWC 2022). Based on the survey results and site evaluation, the onsite habitats are unsuitable and did not appear to be inhabited by gopher tortoises.

No direct observations of listed wildlife species were made during the listed species survey.

Trees and Landscaping:

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

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (US 301)	10 feet	10 feet	LDC Section 701.4
Roadway Buffer (Red Rooster Road)	10 feet	10 feet	LDC Section 701.4
Screening Buffer (south & west)	10 feet	10 feet	LDC Section 701.4

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

LOCATION MAP



**SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

**SECTION 312.6 – NEIGHBORHOOD WORKSHOPS
SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS
SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS
SECTION 402.10.D - PDO STANDARDS
SECTION 531.61 - OFFICE
SECTION 706.9 - DEVELOPMENT TRANSFER ALLOWED FOR WETLANDS AND THEIR WETLAND BUFFERS**

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Land Development Code.

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS.

Required Documents	First Neighborhood Workshop
Date and Time of Workshop	February 24, 2026; 6:00pm
Workshop Format	In-Person
Workshop Summary	Written summary provided
Sign-In Sheet	Provided
Issues, Suggestions, and Concerns	Traffic / Road Safety, Stormwater / Flooding, Environmental / Buffering, Compatibility with Residential
Mail Notice	Provided
Workshop Signage	Coordinated with Development Services

Refer to the Neighborhood Workshop Summary Attachment 7.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

Analysis: The project site is located in an area of Manatee County that is zoned for and has existing residential development alongside some commercial about 750 feet to the East. When determining compatibility, Florida Statute definition is utilized which states that land uses that can coexist in relative proximity to each other such that no use is unduly negatively impacted by another are compatible. This does not require the uses to be identical but to fit within the area.

The proposed rezone and PSP aim to provide medical offices/services to the surrounding residential neighborhoods. The applicant will orient lighting and services internally and ensuring landscaping buffers are provided along the perimeters adjacent to residential in order to promote compatibility.

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

Analysis: The County Property Appraisers identified the parcel as vacant acreage and GIS aerials confirm this has historically been the status. Despite the RSF-1 zoning district establishment in 1990, there hasn't been any indication of development, even as the area started trending towards an increase of residential developments.

3. Consistency with the Current Comprehensive Plan.

Analysis: The FLUC designation of UF-3 allows community serving office uses in order to complement the residential uses by providing more than the day-to-day needs of the community. The proposed rezone can be found consistent with the applicable policies of the Comprehensive Plan. Please see Section 5 of this staff report for further analysis.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: No conflicts are anticipated with the proposed rezone. A design exception will be required at time of Final Site Plan (FSP) due to the access spacing along Red Rooster Road does not meeting Manatee County Standard Section 3.7.2 Table 5-6 and Driveway alignment.

Since the parcel is located along US 301, the access to US 301 will need to be approved by Florida Department of Transportation (FDOT) at time of FSP.

US 301 is designated as a six lane arterial roadway with a planned right of way width of 150 feet in the Comprehensive Plan's Future Traffic Circulation Plan. As this is a state road, additional right-of-way may be required for future roadway improvements.

5. Availability of Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: The applicant provided a Traffic Study to gauge the impacts of the proposed development on the segment of US 301 adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the impacted roadway segment is expected to operate at or above the level of service (LOS) performance standard with project traffic.

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed commercial development is not anticipated to have major impact on schools, sewers, streets, recreation areas and facilities, and other public facilities.

c. Impact on Public Facilities Planned and Funded to Support any Change in Density or Intensity.

Analysis: Staff does not anticipate any negative impacts to the public facilities. However, a full review will be performed at time of FSP. At that time, if the current public facilities are unable to serve the site, the developer will be required to provide the necessary offsite improvements to accommodate the site.

6. Health, Safety or Welfare of the Neighborhood and County.

Analysis: The proposed rezone is not anticipated to adversely affect the health, safety, or welfare of the neighborhood or County. During the FSP review, the project will undergo evaluation to ensure compliance with site lighting, sidewalk connectivity, and traffic circulation standards to ensure the health, safety or welfare of the neighborhood and County.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The applicant has not requested any specific approvals with this application. The project adheres to and conforms with all applicable requirements of the LDC including this section (Section 342.4), 402.6, and 402.10. LDC Sections 1005, 1006.8, and 701.4 will all be adhered to.

8. Consistency with the Development Patterns in the Area.

Analysis: This area of Manatee County is designated UF-3 FLUC. This designation is reserved for areas which are planned for low density residential uses, complementary residential support uses, and nonresidential community serving uses. The site's location on US 301, adjacent to residential, and near PDC and Village of Parrish zoning indicate compatibility and the area's growing trend for residential uses provides a basis for service of these medical offices.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: Adjacent zoning districts are A, A-1, PDR, PDC, and the Village of Parrish. While the proposed PDO zoning designation is not an expansion of an existing adjacent zoning district, it is a logical change of zoning as it allows the opportunity for more diverse uses that serve the residential communities to be placed in a growing area. This PSP application aims to provide medical care services to surrounding residential areas. The proposed zoning district and use are consistent with the UF-3 FLUC.

10. Impact on Historic Resources.

Analysis: There are no known historic resources on or adjacent to the subject property. If any historic resources are found at the time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

11. Environmental Impacts.

Analysis: Environmental staff has no objection to the rezone, however, staff has noted that the proposed application will impact 100 percent of the 1.95 acres of wetlands on site. Wetland mitigation will be required through the Southwest Florida Water Management District, and the applicant has proposed to mitigate through the purchase of Mitigation Bank Credits. The impact of wetlands will reduce the maximum potential FAR from 0.35 to 0.32 per LDC Section 706.9, see analysis below.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The FLUC of UF-3 provides the intent for the area to provide certain uses, the community serving use of medical offices falls into that designation. The proposed medical office uses for the site shall be required to comply with all applicable standards of the LDC to provide adequate buffering, screening, and setbacks. Staff will ensure further compliance at time of FSP.

13. Relocation of Mobile Homeowners.

Analysis: Not applicable. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.

Analysis: The proposed development can be found to be consistent with general planned development district standards. See analysis of LDC Section 402.6 and 402.10.D below.

15. Any Other Matters Which May Be Appropriate.

Analysis: There are no other known matters which may be appropriate for consideration pursuant to the LDC or Comprehensive Plan.

16. Transportation Impact Review pursuant to Section 343.

Analysis: The traffic study provided by the applicant and reviewed by staff has indicated that the impacted roadway segment of US 301 is expected to operate at the adopted level of service (LOS) performance standards with project traffic.

The traffic study showed unacceptable volume/capacity (v/c) ratio (the ratio of projected total traffic volume divided by the road capacity) and delay at the project buildout at the intersection of Red Rooster Road and US 301. The traffic study indicated that at the study intersection of US 301 and Red Rooster Road, which is under the jurisdiction of the Florida Department of Transportation (FDOT), the volume to capacity (V/C) ratio exceeded 1.0 on the northbound approach only (Red Rooster Road approach) at project buildout. Although project traffic was shown to be responsible for triggering the high V/C ratio (> 1.0) at that approach, the significant amount of reserved background traffic considered in this analysis (> 2,200 vehicles per hour) contributed to the deficiency of the northbound approach (i.e., projected minimal gaps

in traffic along US 301). As previously stated, since this intersection is under jurisdiction of FDOT, a separate traffic study is being undertaken by the Applicant to satisfy FDOT's concerns along US 301, including this intersection, and any potential transportation improvements will be identified, if required, along with the approval of this study, prior to the FSP approval of the project site by Manatee County. The analysis of the intersection of Red Rooster Road and US 301 needs to be approved by FDOT, which the applicant is currently coordinating with.

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The subject property is currently vacant acreage, not agriculture and appears to have been this way historically. The site contains a man-made livestock pond in the center which indicates it may have been used for some form grazing.

The surrounding area has traditionally developed as low density urban residential; however, the adopted UF-3 Future Land Use Category supports complementary residential support uses, and nonresidential community serving uses, including offices. The site is currently zoned A and RSF-1, which provides design limitations. While the proposed PDO district does not directly expand an existing PDO zoning district, it provides the framework to accommodate for the applicant's request for the two 45,000 square feet buildings and the appropriate access and parking, which will serve the surrounding residential areas.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The subject property is located near potable water and sewer facilities. See Utilities under Section 3 of this staff report. Additional review will be conducted by staff at time of FSP.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development has one access to US 301, a state arterial road, which will need to be approved by FDOT at time of FSP. The traffic study provided by the applicant and reviewed by staff has indicated that the impacted roadway segment of US 301 is expected to operate at or above the level of service (LOS) performance standard with project traffic. There is another access to Red Rooster Road, a local county road.

The traffic study showed unacceptable volume/capacity (v/c) ratio (the ratio of projected traffic total volume divided by the road capacity) and delay at the project buildout at the intersection of Red Rooster Road and US 301. The traffic study indicated that at the study intersection of US 301 and Red Rooster Road, which is under the jurisdiction of the Florida Department of Transportation (FDOT), the volume to capacity (V/C) ratio exceeded 1.0 on the northbound approach only (Red Rooster Road approach) at project buildout. Although project traffic was shown to be responsible for triggering the high V/C ratio (> 1.0) at that approach, the significant amount of reserved background traffic considered in this analysis (> 2,200 vehicles per hour) contributed to the deficiency of the northbound approach (i.e., projected minimal gaps in traffic along US 301). As previously stated, since this intersection is under jurisdiction of FDOT, a separate traffic study is being undertaken by the Applicant to satisfy FDOT's concerns along US 301, including this intersection, and any potential transportation improvements will be identified, if required, along with the approval of this study, prior to the FSP approval of the project site by Manatee County. The analysis of the intersection of Red Rooster Road and US 301 needs to be approved by FDOT, which the applicant is currently coordinating with.

D. Compatibility.

Analysis: The project site is located in an area of Manatee County that is zoned for and has existing residential development alongside some commercial. When determining compatibility, Florida Statute definition is utilized which states that land uses that can coexist in relative proximity to each other such that no use is unduly negatively impacted by another are compatible. This does not require the uses to be identical but to fit within the area.

The proposed rezone and PSP aim to provide medical offices to the surrounding residential neighborhoods. The applicant will orient lighting and services internally and ensuring landscaping buffers are provided along the perimeters adjacent to residential in order to promote compatibility.

E. Transitions.

Analysis: The current UF-3 Future Land Use Category allows for low-density urban residential development. The surrounding area has continually trended towards low-density residential subdivisions with supporting uses, such as neighborhood/community serving commercial.

The subject property is primarily surrounded by residential uses and some neighborhood serving commercial. Due to the growing number of residential uses in the area, the addition of a community-serving medical office complements the surrounding residential communities by providing adequate access to health care services.

F. Design Quality.

Analysis: The applicant has not requested any specific approvals for this application. The project adheres to and conforms with all applicable requirements of the LDC

G. Relationship to Adjacent Property.

Analysis: See discussion on Sections 342.4.A.1 - Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties; 342.4.A.8 - Consistency with the Development Patterns in the Area; 342.4.A.9 - Logical Expansion of Adjacent Zoning Districts; 402.6.D - Compatibility; and 402.6.E, Transitions.

H. Access.

Analysis The proposed development has one access to US 301, a state arterial road, which will need to be approved by FDOT at time of FSP. The traffic study provided by the applicant and reviewed by staff has indicated that the impacted roadway segment of US 301 is expected to operate at or above the level of service (LOS) performance standard with project traffic. There is another access to Red Rooster Road, a local county road.

A Design Exception is required at the time of FSP submission because access spacing does not meet the Manatee County standard Section 3.7.2 TABLE 5-6 and Driveway alignment for the access on Red Rooster Road.

I. Streets, Drives, Parking and Service Areas.

Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed per Manatee County standards. The Applicant will need to request a design exception at time of FSP for the access spacing on Red Rooster Road.

J. Pedestrian Systems.

Analysis: Per LDC Section 1001.6.B, a 5-foot-wide sidewalk system shall be required for the development at time of FSP. The submitted PSP shows internal 5-to-7-foot sidewalk systems around the proposed buildings. A 5-foot public sidewalk currently exists along US 301 and a new sidewalk will be constructed along Red Rooster Road.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic features or conservation and preservation areas to note on this site. The wetlands present on site will be addressed through the SWFWMD review and permitting process for mitigation.

L. Density/Intensity.

Analysis: The UF-3 FLUC allows for a maximum FAR of 0.35, and when maximum potential is reduced per the wetland impact reduction from LDC Section 706.9, the maximum FAR is 0.32. The applicant is proposing two 45,000 square feet medical office buildings on 9.67 acres of a 10.80-acre parcel. This is a total of 90,000 square feet of medical offices on 9.67 acres, which equates to a FAR of 0.21. The proposed

intensity is below the maximum permitted intensity within UF-3 and taking into account the wetland impacts.

M. Height.

Analysis: The proposed maximum height is 45 feet (2 stories) and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.

Analysis: 10-foot roadway buffers are proposed along US 301 and Red Rooster Road, a 10-foot wide screening buffer is proposed along the south and west property line; as well an 8-foot wide Vehicular Use Area buffer along the east. As depicted on the PSP, a 5-foot high retaining wall is located north of the project site. The proposed commercial development shall provide fencing and screening as required by LDC. Staff will review for compliance at the time of FSP.

The applicant will adhere to the Screen Buffer Matrix (LDC Section 701.4, Figure 7-4) for nonresidential uses next to single family uses.

O. Yards and Setbacks. (Section 402.7.D.7)

Analysis: Section 3, Site Design Details, of this staff report provides the setbacks for the proposed development.

P. Trash and Utility Plant Screens.

Analysis: All trash and utility areas will be screened as required by County regulations.

Q. Signs.

Analysis: All signage will be reviewed at time of the FSP and shall comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.10.D.2)

Analysis: Detailed landscaping plans will be provided with the FSP. All landscaping will meet or exceed the standards in Section 701. At FSP submittal, Landscape Plans will show site windows, vertical clearance, and visibility triangles.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.

Analysis: Not applicable as this development does not propose mixed-use plan designation nor is it located within an entranceway.

T. Environmental Factors.

1. *Water Conservation.*

Analysis: There are no anticipated impacts to the conservation of water resources. The applicant has proposed irrigation and plant selection to reduce potable water demand and support long-term maintenance.

2. *Minimum Open Space Requirements.*

Analysis: The minimum open space required for PDO developments is 25% (2.42). The applicant is proposing 28% (2.71 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.

3. *Preservation of Existing Plant Communities.*

Analysis: Per the Environmental Narrative by VHB, there are no existing native plant communities within the project area.

U. Rights-of-Way and Utility Standards.

Analysis: The subject project area is located along US 301 and Red Rooster Road, where public connections are available. See section 3 for location of connections.

V. Stormwater Management.

Analysis: As proposed on the site plan, there are three proposed stormwater ponds totaling 1.66 acres of stormwater pond area. Stormwater management facilities shall adhere to the requirements with LDC Section 801 and the Manatee County Public Works Standards, Part 2. Staff will conduct additional reviews for compliance at the time of FSP.

See stormwater conditions in Section for the NOAA Atlas 14 data that shall be used for stormwater modeling.

W. Consistency with Comprehensive Plan.

Analysis: The project is consistent with the Comprehensive Plan, as analyzed in Section 5.

X. Other Factors.

Analysis: Not applicable.

SECTION 402.10.D - PDO STANDARDS AND REVIEW CRITERIA

1. Intensity.

Analysis: The UF-3 FLUC allows for a maximum FAR of 0.35 and 0.32 once adjusted for wetland impacts. The applicant is proposing two 45,000 square feet medical office buildings on 9.67 acres of a 10.80-acre parcel. This is a total of 90,000 square feet of medical offices on 9.67 acres, which equates to a FAR of 0.21. The proposed intensity is below the maximum permitted intensity.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: The minimum open space required for PD developments is 25% (2.42). The applicant is proposing 28% (2.71 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.

3. Yards and Setbacks.

Analysis: A minimum front yard of 25 feet and side yard of 15 feet, the minimum rear yard setback of 15 feet is required. The applicant has proposed the north and east front yards of 25 feet, the west side yard of 25 feet, and south side yard of 15 feet.

LDC SECTION 531.61 – OFFICE

Analysis: Not applicable as this section is for office uses smaller than 3,000 square feet, the proposed project is 90,000 square feet.

SECTION 706.9 - DEVELOPMENT TRANSFER ALLOWED FOR WETLANDS AND THEIR WETLAND BUFFERS

Analysis:

FAR:

Square footage of the impacted area is 50% of the maximum allowed per FLUC

1.95 acres = 84,942 square feet

84,942 sq ft. * 0.35*50% =14,864.85 square feet

Maximum Square Footage allowed in project site would be:

147,305.55 square feet –

14,864.85 square feet

132,440.7 representing a maximum FAR of 0.32 DU/GA.

The proposed nonresidential entitlements, estimated in the amount of 90,000 square feet and represents a 0.21 FAR, is below the maximum combined FAR allowed.

SECTION 5 COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The subject property is located near public facilities and services. Review Utilities under Section 3 of this staff report. The applicant will be required to pay their proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.

Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

Analysis: The project site is located in an area of Manatee County that is zoned for and has existing residential development alongside some commercial. When determining compatibility, Florida Statute definition is utilized which states that land uses that can coexist in relative proximity to each other such that no use is unduly negatively impacted by another are compatible. This does not require the uses to be identical but to fit within the area.

The proposed rezone and PSP aim to provide medical offices to the surrounding residential neighborhoods. The applicant will orient lighting and services internally and ensuring landscaping buffers are provided along the perimeters adjacent to residential in order to promote compatibility.

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

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

Analysis: The proposed use of medical office is consistent with the UF-3 FLUC which provides for low density residential as well as nonresidential neighborhood and community serving uses as medical offices serve more than the day-to-day needs to a community.

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

Analysis: The rezone and PSP are proposing PDO zoning with medical offices which are permitted as a zoning district and use within UF-3.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The PSP is proposing a total of 90,000 square feet of development, proving a FAR of 0.21 which is below the maximum of 0.35 in UF-3 and 0.32 once adjusted for wetland impacts.

Policy 2.2.1.11.4. Other Information:

- a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.
- b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: The proposed use is exempt from having to meet Commercial Locational Criteria due to providing nursing services (Comprehensive Plan Policy 2.10.4.2)

Policy 2.3.1.1. Permit the transfer of density or intensity from undisturbed jurisdictional wetlands and associated buffers to upland portions of the same project site. Such transfer shall be limited to wetland acreage less than or equal to twenty (20) percent of total gross project acreage. The developments will still be subject to:

- **Limitations on gross and net density and floor area ratio as established for each land use category, and**
- **Compliance with other goals, objectives, and policies, and applicable land development regulations.**

**SECTION 6
POSITIVE AND NEGATIVE ASPECTS WITH MITIGATING MEASURES**

POSITIVE ASPECTS

- Site design provides 28% Open Space, exceeding the required 25% Open Space for the project.
- No State or Federally listed species were observed on site.
- The proposed development will reduce the length and duration of medical trips from nearby residential areas.
- The proposed site will provide medical services to the surrounding residential area.

NEGATIVE ASPECTS WITH MITIGATING MEASURES

- 1.95 acres of wetland impacts are proposed which represent 100 percent of existing on-site wetlands.
 - **Mitigating Measure:** The applicant is proposing to mitigate through purchase of Mitigation Bank Credits.
- The traffic study showed unacceptable volume/capacity (v/c) ratio and delay at the project buildout at the intersection of Red Rooster Road and US 301, which includes project and background traffic. The analysis of the intersection of Red Rooster Road and US 301 needs to be approved by FDOT.
 - **Mitigating Measure:** Applicant is coordinating with FDOT for approval as conditioned as by E.2

**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. 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.
2. All applicable local, state, and federal permits shall be obtained prior to commencement of development.
3. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, 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, 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 roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.
5. 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.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. 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 Preliminary Site Plan, the project's maximum intensity 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 intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
3. Pursuant to the Environmental Narrative provided by Vanasse Hangen Brustlin, Inc (VHB) (July 2026), ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for listed species shall be conducted. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing);
 - GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); &
 - The final disposition of the well - used, capped, or plugged.
5. 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.

D. STORMWATER

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas	14 FLMOD
25-year/24-hour	NOAA Atlas	14 FLMOD
50-year/24 hour	NOAA Atlas	14 FLMOD
100-year/24-hour	NOAA Atlas	14 FLMOD
100-year/72-hour	18 inches	FDOT-72

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

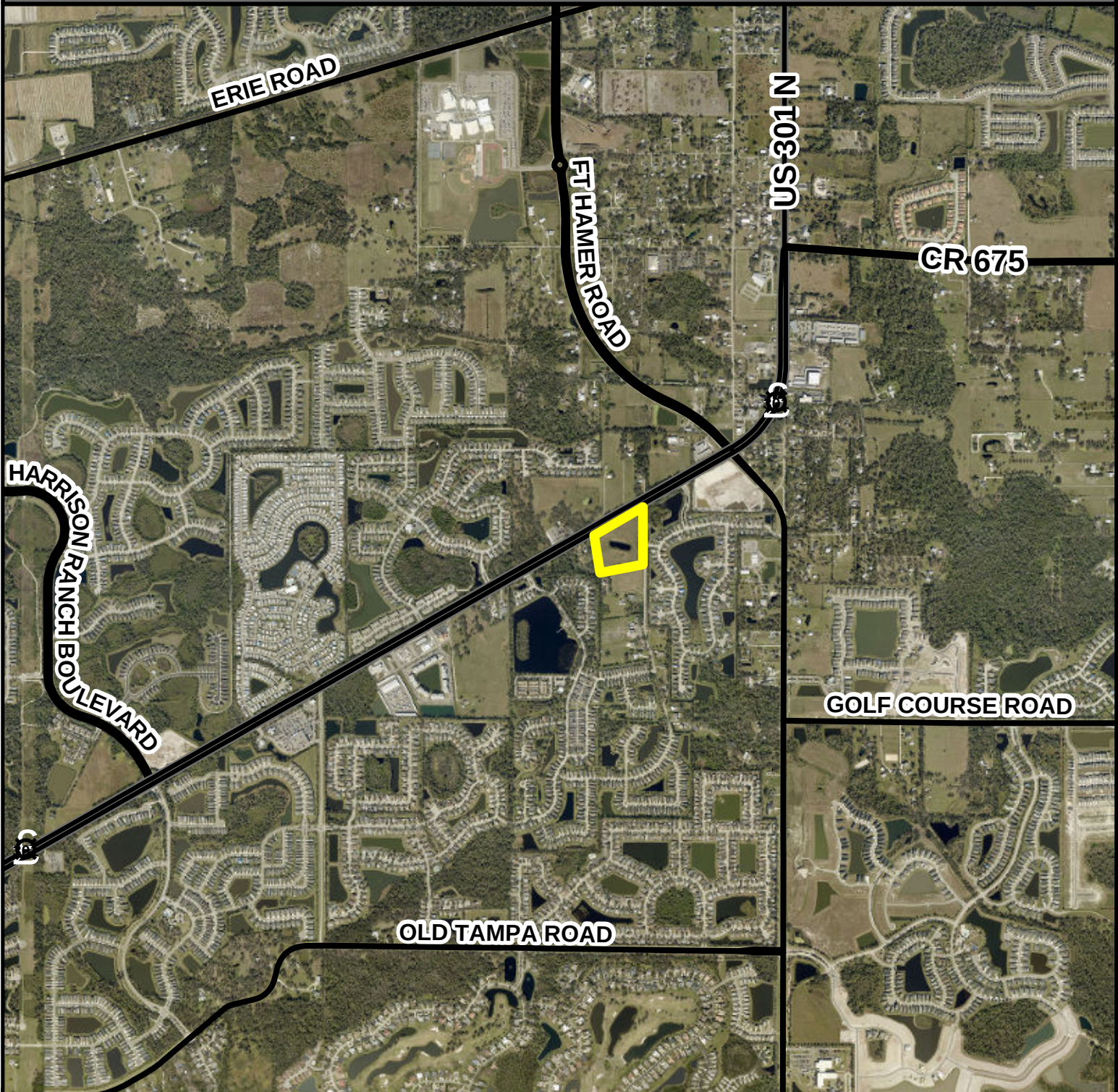
2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) shall be compensated by the creation of an equal or greater storage volume above the seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole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

SECTION 9 REMAINING ISSUES OF CONCERN

None

ATTACHMENTS
<ol style="list-style-type: none">1. Staff Report Maps and Aerials2. Preliminary Site Plan3. Traffic Study (including Supplementary Analysis for 56th St. E.)4. Concurrency Reservation Application5. Environmental Narrative6. Zoning Disclosure Affidavit7. Neighborhood Workshop Summary8. Affidavit of Publishing9. Public Comment

AERIAL



Parcel ID #(s) 487510752

Project Name: BayCare Medical Office Center - US 301 & Red Rooster

Project #: PDO-25-33 (Z)(P)

Accela #: PLN2510-0073

S/T/R: 32 33S 19E

Acreage: 10.80

Existing Zoning: RSF-1, A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

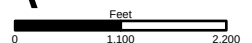
CHH: N

Watershed: NONE

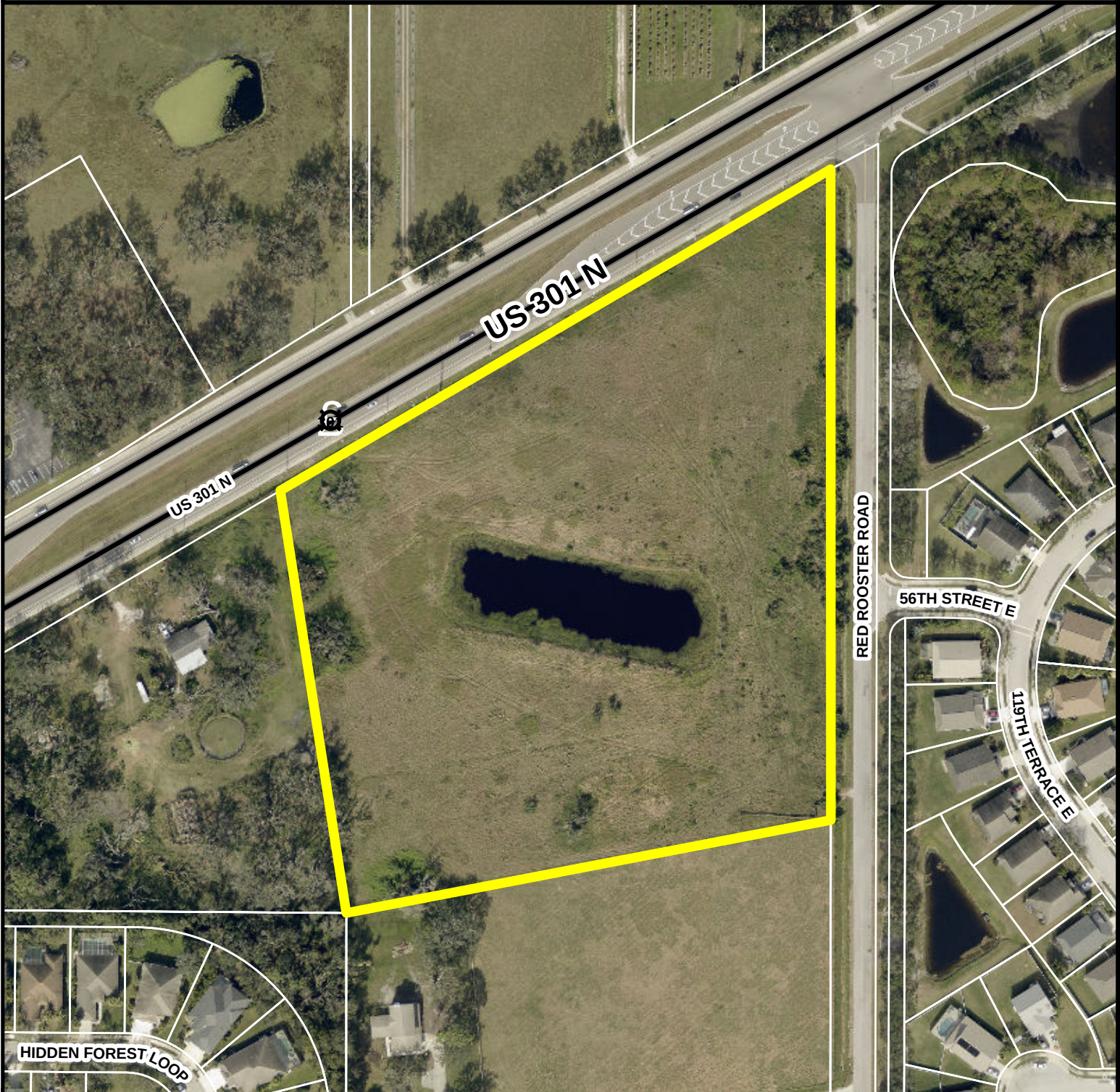
Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 8 / 2026



AERIAL



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Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

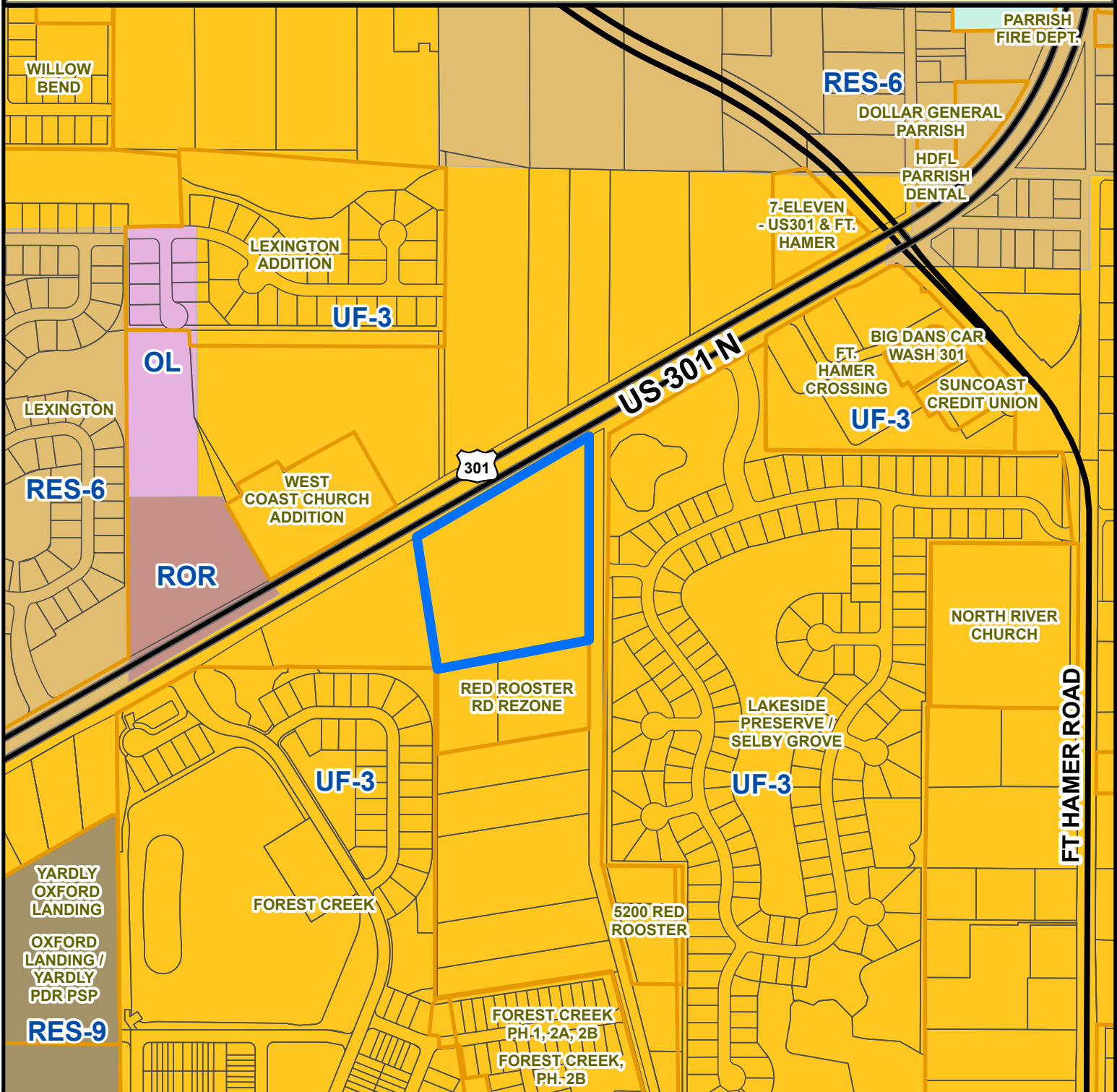
CHH: N

Watershed: NONE

Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Vacant

FUTURE LAND USE



Parcel ID #(s) 487510752

Project Name: BayCare Medical Office Center - US 301 & Red Rooster

Project #: PDO-25-33 (Z)(P)

Accela #: PLN2510-0073

S/T/R: 32 33S 19E

Acreage: 10.80

Existing Zoning: RSF-1, A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

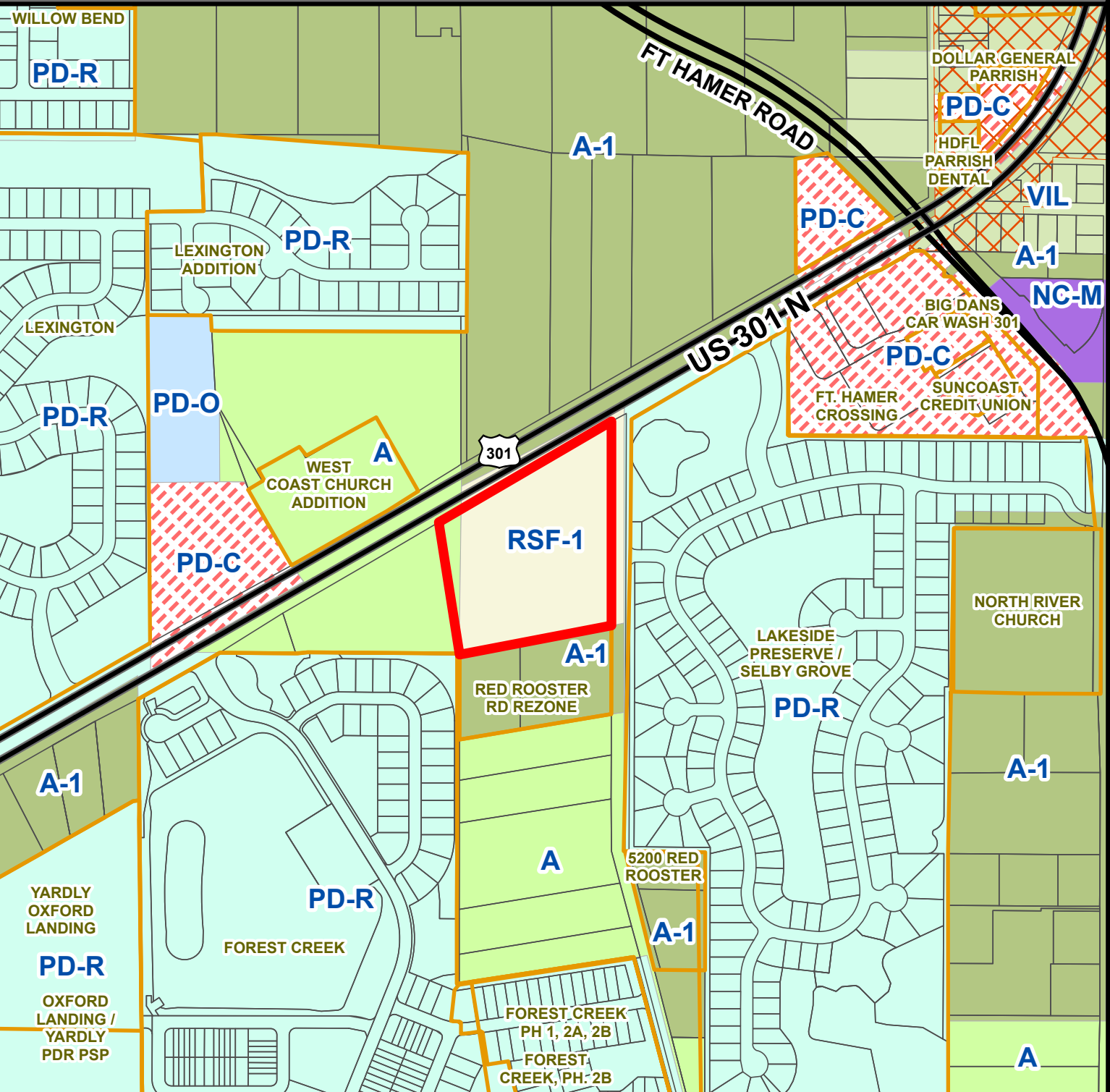
CHH: N

Watershed: NONE

Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Vacant

ZONING



Parcel ID #(s) 487510752

Project Name: BayCare Medical Office Center - US 301 & Red Rooster

Project #: PDO-25-33 (Z)(P)

Accela #: PLN2510-0073

S/T/R: 32 33S 19E

Acreage: 10.80

Existing Zoning: RSF-1, A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

Drainage Basin: MANATEE RIVER BL DAM

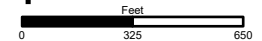
Commissioner: Vacant



Manatee County

Staff Report Map

Map Prepared 8 / 2026



PROPOSED LOCATION OF BAYCARE MEDICAL OFFICE



0 750 1,500
Feet



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

Preliminary Site Plan with Rezone to Planned Development Office (PDO)

Issued for: Review

Date Issued: 10/10/2025

Latest Issue: 08/03/2026

Baycare Medical Office Center

5605 Red Rooster Rd, Parrish, Florida 34219

Manatee County, Florida

Section 32, Township 33 South, Range 19 East

Parcel ID: 4875107520000-0209708855

LEGAL DESCRIPTION

A parcel of land situated in Sections 31 and 32, Township 33 South, Range 19 East, Manatee County, Florida more particularly described as follows:

Commence at the SW corner of said Section 32; thence N 00°08'00" W, along the West line of said Section 32, a distance of 2109.90 feet for a point of beginning; thence N 08°37'25"W, 552.52 feet to the Southerly right-of-way line of U.S. Highway 301; thence N 60°05" E, along said right-of-way line, a distance of 815.60 feet to the intersection of said South right-of-way line and the West right-of-way line of Red Rooster Road (a 50 foot wide right-of-way); thence S 00°00'30" E, along said West right-of-way line, a distance of 834.75 feet; thence S 79°15'58" W, along the North line of that certain property owned by W.R. Williams, Jr. a distance of 635.31 feet to the point of beginning.

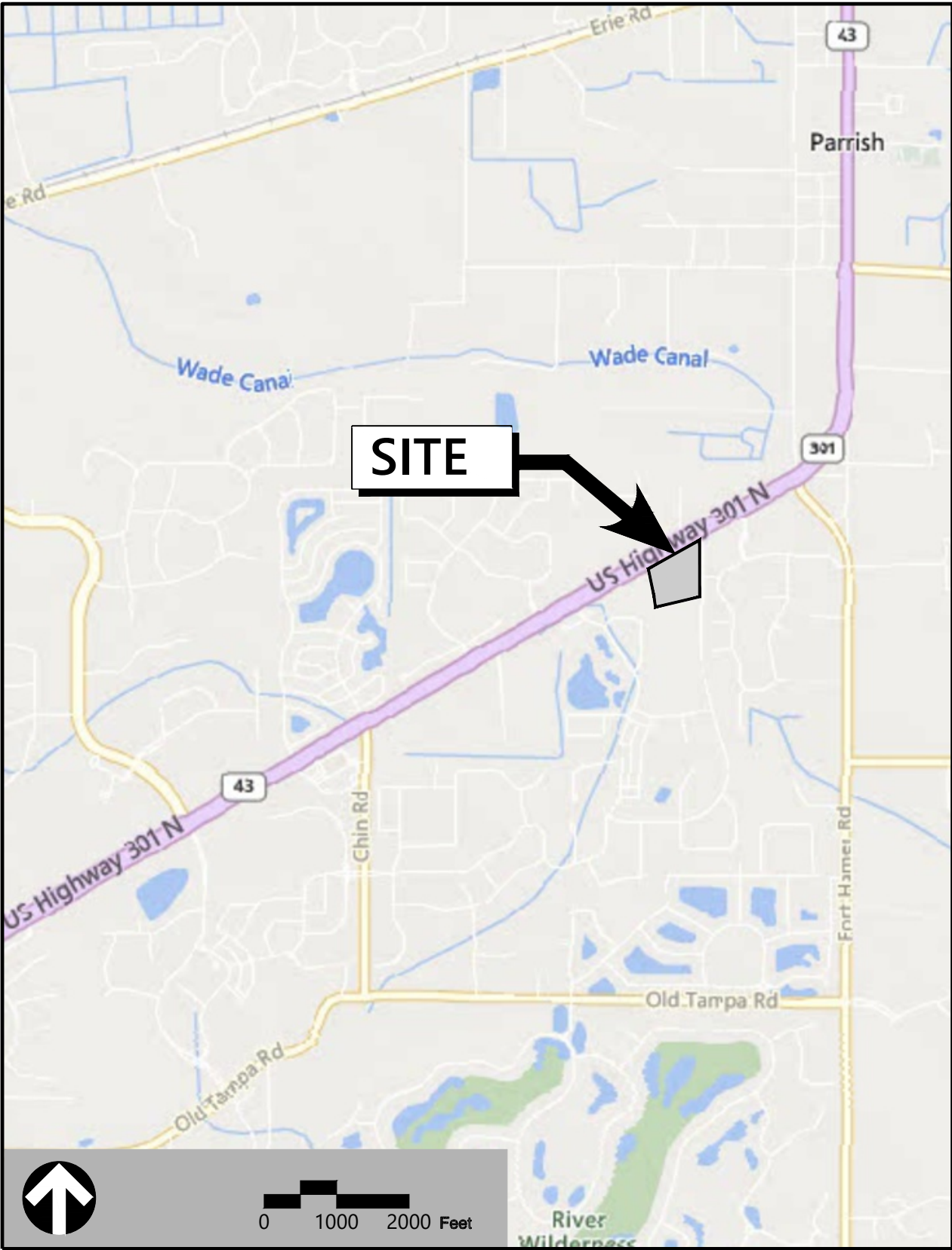
INDEX OF DRAWINGS

Sheet Index

Sheet Number	Sheet Title
C0.00	Cover
C1.00	Aerial Map
C1.01	Existing Conditions
C2.00	Overall Site Plan
C3.00	Utility, Grading, and Drainage Plan
L1.00	Preliminary Landscape Plan

Survey Sheet List

Sheet Number	Sheet Title
1 - 1	ALTA/NSPS Survey (George F. Young, Inc.)



NOTES

PROJECT DOES NOT RESIDE IN AN OVERLAY DISTRICT, OR SPECIAL AREA.

THERE ARE NO NATIVE UPLAND HABITATS ON SITE, INCLUDING WITHIN WETLAND BUFFERS.

A FORMAL DETERMINATION IS IN PROCESS WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. EXISTING, PROPOSED, AND POST DEVELOPMENT WETLAND ACERAGES ARE SUBJECT TO CHANGE BASED ON THE OUTCOME OF THAT PROCESS.

Site Plan Name	BayCare Medical Office Center
Site Plan Number	PLN 2510-0073
Use Type	Medical Office
Total Site Area	470,447 SF / 10.80 AC
Total Site Area - Zoning Amendment	420,873 SF / 9.67 AC
Max Building SF (@.32 FAR)	132,440.7
# of Buildings (Proposed)	2
Proposed Building SF	90,000
FAR (Proposed)	0.21
Remaining Building SF	42,440.7
Zoning Approval	Pending
PSP Status	In Progress
FSP Status	Not Submitted
Existing Wetland Acreage	1.95
Proposed Wetland Impact Acreage	1.95
Post-Development Wetland Acreage	0



501 E Kennedy Blvd

Suite 1010

Tampa, FL 33602

813.327.5450

Certificate of Authorization

Number FL #3932

Owner / Applicant

Baycare Facilities Design & Construction

7802 East Telecom Parkway

Tampa, FL 33637

617-645-9873

Civil Engineer & Environmental

Vanasse Hangen Brustlin, Inc (VHB)

501 East Kennedy Blvd. Suite 1010

Tampa, FL 33602-5200

P 813.327.5450

Survey

George F. Young, Inc.

10540 Portal Crossing, Suite 105

Lakewood Ranch, Florida 34211

941-747-2981

Kevin M. Bynum, State of
Florida, Professional Engineer,
License No. PE 62392

This Item has been digitally
signed and sealed by
Kevin M. Bynum, PE, on the
date indicated here

Printed copies of this document are not
considered signed and sealed and the
signature must be verified on any
electronic copies.

No.	Revision	Date
	County Completeness Comments	01/09/2026
	County Sufficiency Comments	04/10/2026
	County Sufficiency Comments	06/01/2026
	County Sufficiency Comments	08/03/2026



CALL 1-800-432-4770
SUNSHINE STATE, ONE CALL OF FLORIDA, INC.
PER CHAPTER 556, F.S.

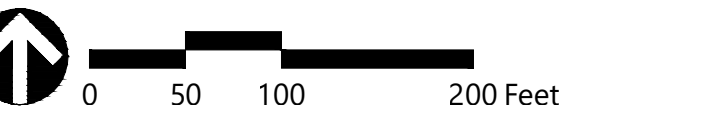




vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Benchmark Notes
ELEVATION SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88). BENCHMARK USED WAS BM M 565, PID-DE8840 WITH AN ADJUST ELEVATION OF 43.89 FEET.
DATUM ELEVATION CONVERSION: NGVD - 0.955 FT = NAVD

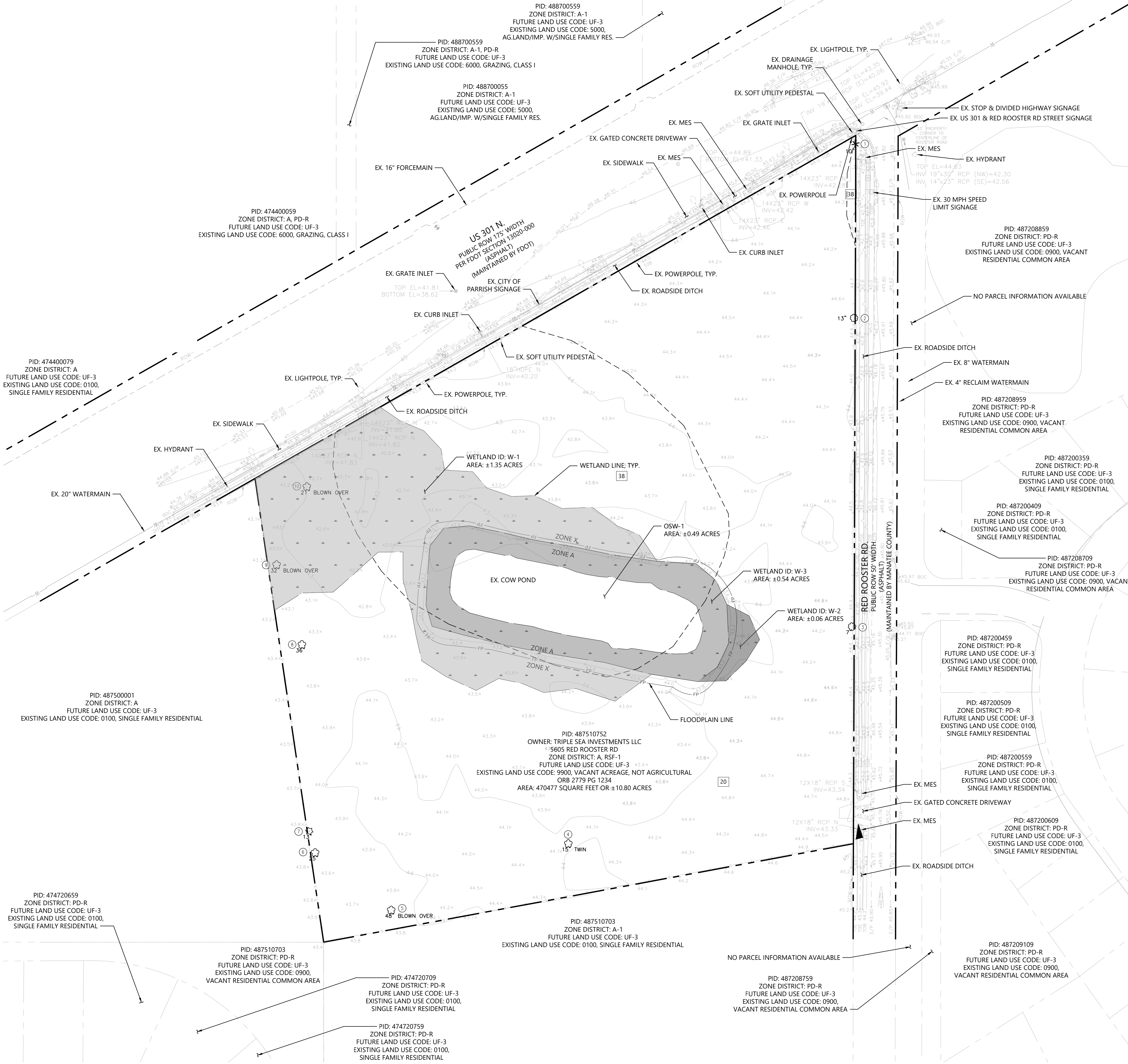


Baycare Medical Office Center
5605 Red Rooster Rd
Parrish, Florida 34689

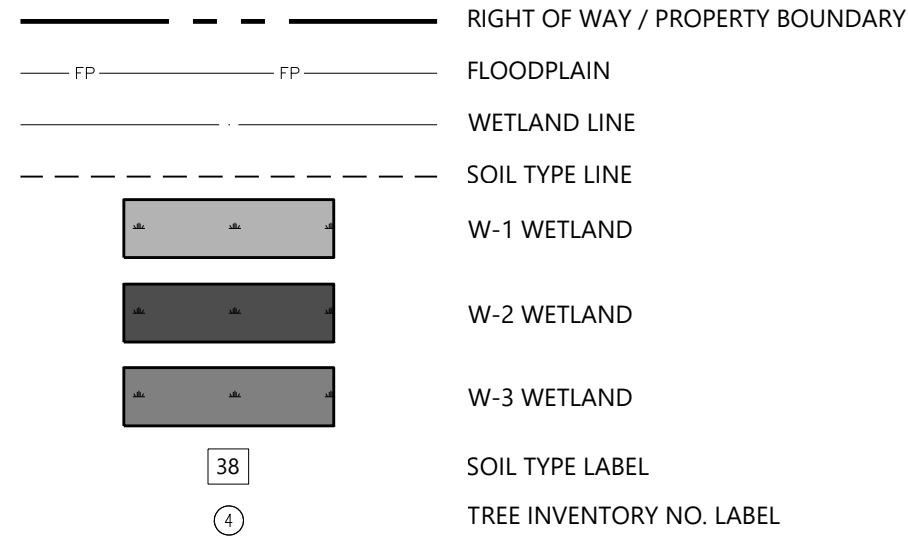
No.	Revision	Date	Appvd.
	Country Completeness Comments	01/09/2026	
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	Country Sufficiency Comments	08/03/2026	

Designed by RBS/EG	Checked by KMB/RBS
Issued for	Date
Review	08/03/2026

Aerial Map



Legend



Existing Condition Notes

- NO EX. EASEMENTS HAVE BEEN IDENTIFIED ON THE PROPERTY BASED ON AVAILABLE RECORDS AND SURVEY DATA.
- NO EX. BUILDINGS OR STRUCTURES ARE PRESENT ON THE PROPERTY.
- NO KNOWN HISTORICAL OR ARCHAEOLOGICAL RESOURCES HAVE BEEN DOCUMENTED ON THE PROPERTY.
- NO ACTIVE WELLS WERE DISCOVERED ON SITE BASED ON AVAILABLE SURVEY DATA AND FIELD OBSERVATIONS.
- THE PROPERTY LIES WITH IN "ZONE A" AND "ZONE X" FLOOD ZONE PER FEMA FIRM PANEL 12081C0183F DATED 8/10/2021.
- NO BASE FLOOD PLAIN ELEVATION (BFE) IS ESTABLISHED ON THE SITE.

Soil Table

SOIL LABEL NUMBER	SOIL TYPE
20	EAUGALLIE-EAUGALLIE WET, FINE SAND, 0 TO 2 PERCENT SLOPES
38	PALMETTO SAND

Land Use Table

FLUCFCS CODE	DESCRIPTION	ACRES
212	UNIMPROVED PASTURES	8.36
534	RESERVOIRS LESS THAN 10 ACRES	0.49
640	VEGETATED NON-FORESTED WETLANDS	1.41
647	SHRUB WETLAND	0.54

Tree Inventory (*) Trees marked as "Blown Over" do not require further mitigation.

NO.	DBH	SPECIES	STATUS
1	N/A	SABAL PALMETTO / CABBAGE PALM	REMOVE
2	13	CINNAMOMUM CAMPHORA / CAMPHOR	REMOVE
3	7	CINNAMOMUM CAMPHORA / CAMPHOR	REMOVE
4	15	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	REMOVE
5*	48	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	BLOWN OVER
6	25	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	PRESERVE
7	13	PINUS ELLIOTTII / SLASH PINE	PRESERVE
8	36	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	REMOVE
9*	32	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	BLOWN OVER
10*	21	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	BLOWN OVER

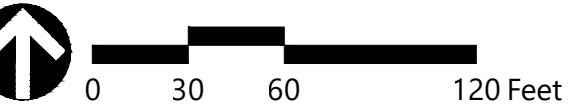
vhb

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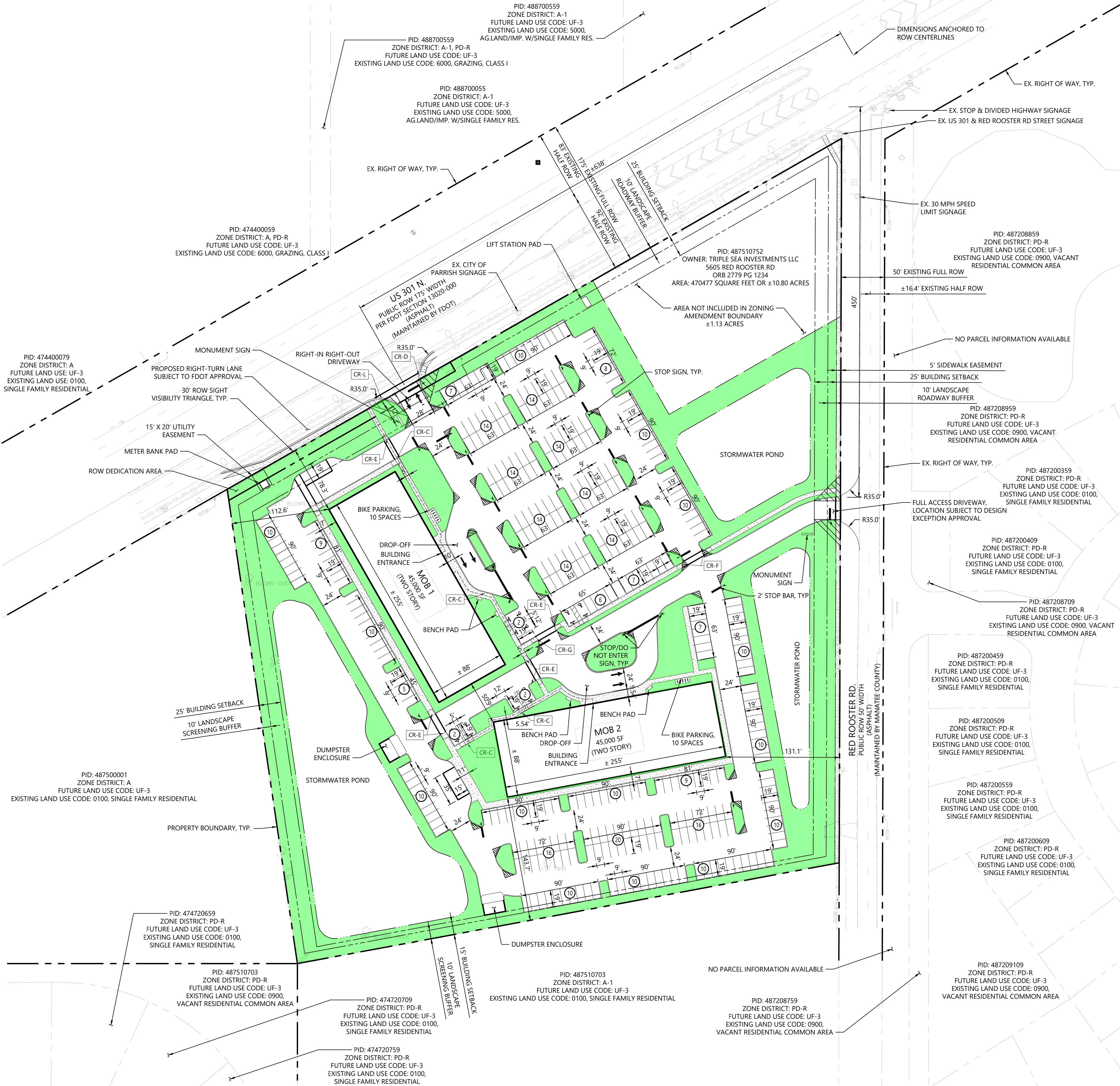
Existing Conditions

Drawing Number

C1.01

Sheet of

Project Number
66704.01



Site Plan Notes

- ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-010.
- ALL SIGNS REQUIRED TO HAVE 7" VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.
- OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804-1).
- 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 STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2025-26 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 ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS:
 - PRIVATE STREETS INTERSECTING WITH PUBLIC ROAD: THE STREET NAME SIGN SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BLUE BACKGROUND.
 - PUBLIC STREETS: THE STREET NAME SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON GREEN BACKGROUND.
 - EMERGENCY ACCESS MAINTENANCE STREETS: THE STREET SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BROWN BACKGROUND
- BASE FLOOD ELEVATION (BFE) AND FLOOD PROTECTION ELEVATION (BFE+1) WILL BE DETERMINED DURING FSP.

Site Data

PROJECT NAME:	BAYCARE MEDICAL OFFICE CENTER
LOCATION:	5605 RED ROOSTER RD, PARRISH, FL
PARCEL ID:	4875107520000-0209708855
PARCEL AREA:	10.80 AC / 470,477 SF
ZONING AMENDMENT AREA:	9.67 AC / 420,873 AF
FUTURE LAND USE:	UF-3
EXISTING ZONING DISTRICT:	A & RSF-1
PROPOSED ZONING DISTRICT:	PLANNED DEVELOPMENT OFFICE (PDO)
OVERLAY DISTRICT:	NONE
SPECIAL AREA(S):	NONE
WATERSHED OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	9900, VACANT ACREAGE, NOT AG 10+ ACRES (1555)
FLOOD ZONE:	A & X, PANEL #12081C0183F, EFFECTIVE 08/10/2021
BASIN NAME:	MANATEE RIVER BELOW DAM

Project Data (Based on Zoning Amendment Area)

PROPOSED BUILDING AREAS:	
MEDICAL OFFICE BUILDING 1:	45,000 SF
MEDICAL OFFICE BUILDING 2:	45,000 SF
GROSS FLOOR AREA:	90,000 SF
GROSS FLOOR AREA RATIO:	
ALLOWABLE:	0.32
PROPOSED:	0.21
REQUIRED SETBACKS:	
FRONT YARD (N):	25 FT
SIDE YARD (E,W):	25 FT
REAR YARD (S):	15 FT
REQUIRED BUFFERS:	
ROADWAY BUFFER:	MINIMUM 10 FT (NORTH & EAST)
SCREENING BUFFER:	MINIMUM 10 FT (WEST & SOUTH)
IMPERVIOUS AREAS:	
EXISTING:	0.00 ACRES
PROPOSED:	5.11 ACRES
OPEN SPACE AREA:	
REQUIRED:	25% (2.42 ACRES)
PROVIDED:	28% (2.71 ACRES)
STORMWATER POND AREA:	
EXISTING:	0.00 ACRES
PROPOSED:	1.66 ACRES
PARKING REQUIRED:	
1 SPACE/250 SF:	360 SPACES
MAX PARKING ALLOWED WITH 10% INCREASE:	396 SPACES
PARKING PROVIDED:	361 SPACES
ACCESSIBLE PARKING:	
REQUIRED:	8 SPACES
PROVIDED:	8 SPACES
BICYCLE PARKING:	5 PLUS 1 FOR EACH 20 AUTOMOBILE PARKING SPACES OVER 100
REQUIRED:	18 SPACES
PROVIDED:	20 SPACES
PROPOSED BUILDING HEIGHTS:	
MEDICAL OFFICE BUILDING 1:	45 FT
MEDICAL OFFICE BUILDING 2:	45 FT
CONSTRUCTION SCHEDULE:	
START MONTH/YEAR:	JAN/2027
COMPLETION MONTH/YEAR:	MAR/2028



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Legend

	EXISTING RIGHT OF WAY / PROPERTY BOUNDARY
	ZONING AMENDMENT BOUNDARY
	EXISTING FLOODPLAIN
	ADA ACCESSIBILITY PATH
	CR-E
	CURB RAMP, ALPHA IDENTIFICATION SEE FDOT INDEX 522-002
	OPEN SPACE

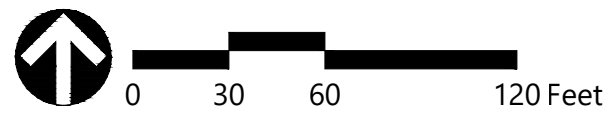
Land Use Table (Breakdown)

MEDICAL OFFICE BUILDINGS:	21.4%	90,000 SF / 420,873 SF
STORMWATER RETENTION:	17.2%	72,468 SF / 420,873 SF
OPEN SPACE:	28.0%	117,883 SF / 420,873 SF
PARKING / PEDESTRIAN COMMON AREA:	33.4%	140,522 SF / 420,873 SF

Benchmark Notes

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Baycare Medical Office Center

5605 Red Rooster Rd
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RBS/EG	KMB/RBS
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Overall Site Plan

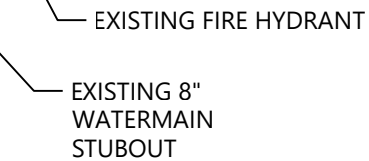
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Project Number

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Utility Notes

6. 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 AND MANATEE COUNTY PUBLIC WORKS STANDARDS PART 1 UTILITIES STANDARDS MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS

1. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2, STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
2. 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 STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

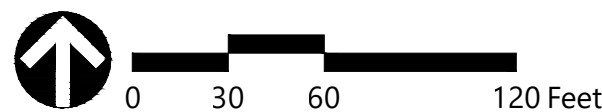
N.T.S



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Designed by	Checked by
RBS/EG	KMB/RBS
Issued for	Date
Review	08/03/2026

Utility, Grading, and Drainage Plan

Drawing Number

C3.00

Sheet 0

Project Number

66704.01

June 10, 2026

Mr. Prony Bonnaire Fils, Ph.D.
Manatee County Development Services Department
Transportation Planning Section
9000 Town Center Parkway
Lakewood Ranch, FL 34202

see page 103 for supplementary analysis

**Re: BayCare Medical Office Center – U.S. 301 & Red Rooster
PLN2510-0073 and PDO-25-33(Z)(P)
Multimodal Site Access and Safety Analysis (MSASA)
Manatee County, Florida**

Dear Mr. Bonnaire Fils:

This updated Multimodal Site Access and Safety Analysis (MSASA), which was revised to address comments from Manatee County staff regarding the previously submitted April 2026 letter report, has been provided in support of a Rezone petition with a Preliminary Site Plan (PSP) application for the proposed BayCare Medical Office development. The approximately 10.80-acre project site is located at 5605 Red Rooster Road, Parrish, Florida. The anticipated buildout year is 2028. The project location map is attached as **Figure 1**.

The Rezone petition proposes to change the zoning from General Agriculture (A) and Residential Single-Family (RSF-1) to Planned Development Office (PDO). The proposed development is anticipated to consist of up to 90,000 square feet of medical office space over two buildings, each two stories high.

Access to the site is proposed to be provided through the following proposed driveways as shown in the site plan found in **Appendix A**:

- One (1) right-turn in/right-turn out only connection onto U.S. 301 (Main Project Driveway); and
- One (1) full access connection onto Red Rooster Road which will be located north (approximately 100 feet) of 56th Street East (East Project Driveway).

Please note that the location of the secondary project driveway (i.e., East Project Driveway) was based upon addressing the concerns of residents of the Lakeside Preserve residential community located directly off of 56th Street East on the east side of Red Rooster Road.

This report is based upon a methodology that was submitted to Manatee County on August 28, 2025, and approved on September 10, 2025. The submitted methodology and approval are provided in **Appendix B**. Please note that the original methodology included use of the Institute of Transportation Engineer's (ITE's) *Trip Generation Manual*, 11th Edition. However, since a newer edition (12th Edition) has recently been released and available, the analysis contained herein is based upon this new version. The following analysis for the proposed medical office development includes a trip generation estimate, trip distribution, off-site intersection and driveways operational analysis, roadway analysis, multimodal evaluation, and safety analysis.



Kimley»Horn

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Project Location Map

**BAYCARE MEDICAL OFFICE SITE
MANATEE COUNTY, FLORIDA**

Project No: 142773005

Scale: As Noted

June 2026

Figure 1

Multimodal Site Access and Safety Analysis (MSASA)

Trip Generation

The trip generation potential of the proposed medical office development was estimated using ITE's *Trip Generation Manual*, 12th Edition, as previously indicated. The site is proposed to consist of up to 90,000 square feet of medical office space over two buildings. Land Use Code (LUC) 720 – Medical-Dental Office was used to estimate the trip generation for the analysis. As indicated in **Table 1**, the proposed development is expected to generate 327 net, new trips (98 entering/229 exiting) in the p.m. peak hour. Internal and pass-by capture rates were not considered due to the single use and type of land use.

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

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		PM PEAK-HOUR NET, NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	Units	In	Out	In	Out	Total
Medical-Dental Office	12	720	90	KSF	30%	70%	98	229	327

Project Trip Distribution

New traffic expected to be generated by the proposed project was initially 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 this initial FSUTMS project distribution model is provided in **Appendix C**. Additionally, based upon a review of this distribution, this initial output was modified and refined to consider appropriate absorption/interaction with nearby attractive-type land uses (i.e., residential), specifically to areas directly south and east of the project site along Red Rooster Road, such as the Forest Creek and Lakeside Preserve residential communities, respectively. Since these communities combined have over 300 units, it would be reasonable and logical to presume that project trips would be attracted along Red Rooster Road at a "captured" rate of up to approximately eight (8) percent as shown in an initial refined model run. However, for the purposes of providing a very conservative (low) capture estimate, this rate was decreased to only four (4) percent of project trips arriving/departing from areas south of the site on Red Rooster Road. The results of the final refined distribution, which is also found in **Appendix C**, provided a direct impact (decrease) on other nearby north/south roadways in the area such as Ft. Hamer Road (south of U.S. 301). In summary, the revised distribution provided a more reasonable assignment of project trips in the immediate roadway system near the project site.

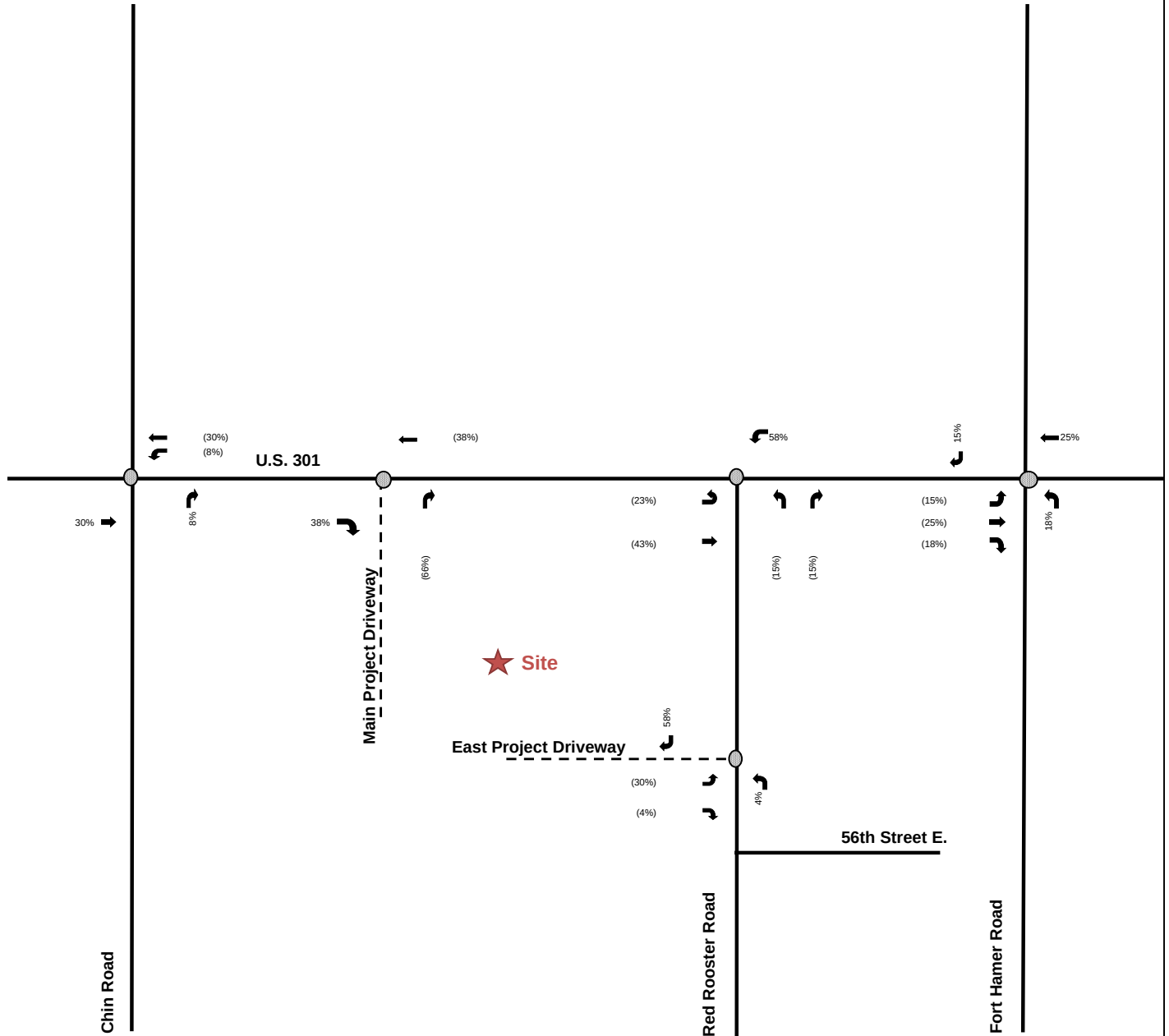
The trip distribution in terms of percentage of trips is shown in **Figure 2**. The corresponding peak-hour project traffic is identified in **Figure 3**.



NOT TO SCALE

Legend

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

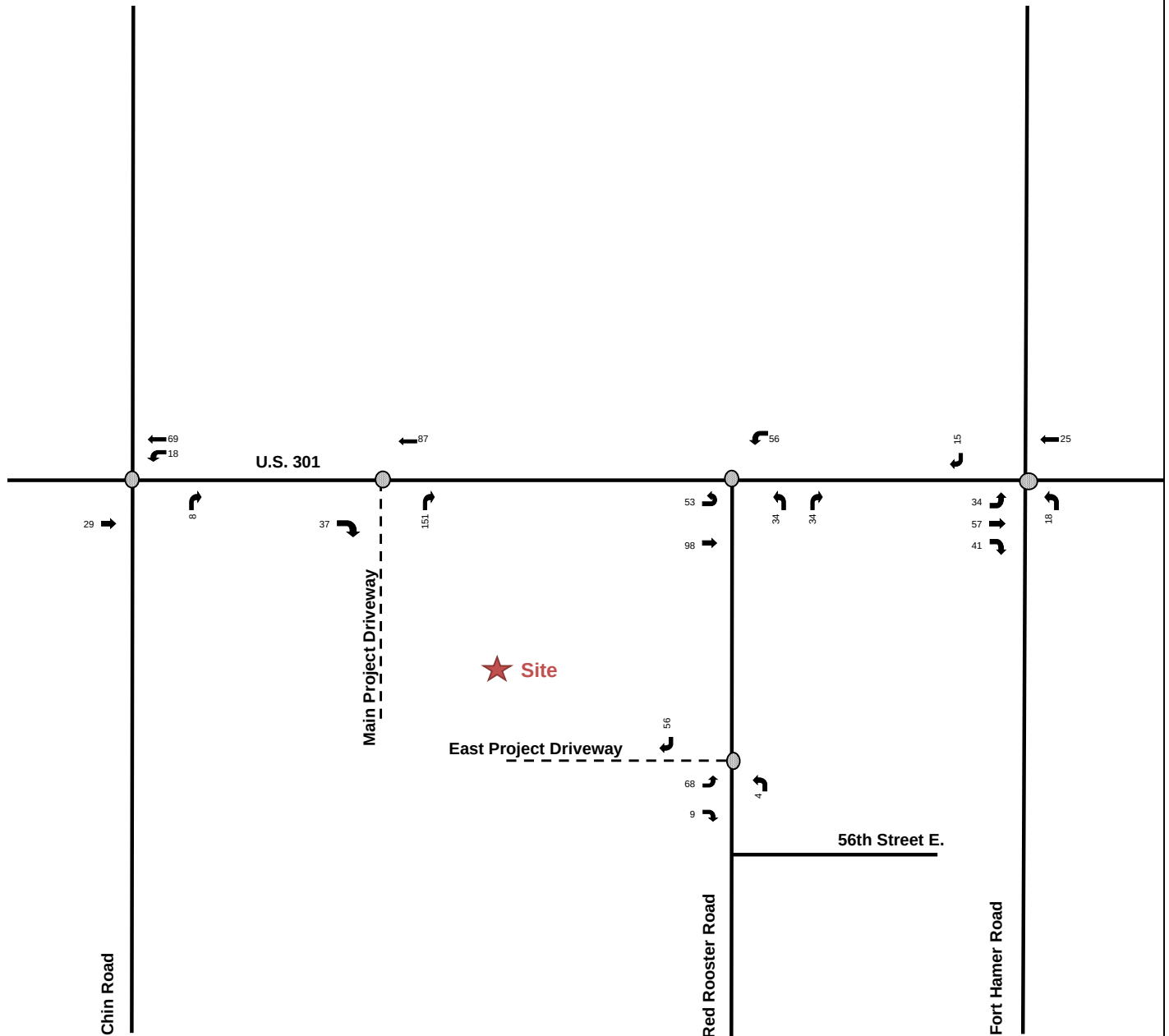




NOT TO SCALE

Legend

- Roadway
- Project Access
- Study Intersection
- Project Traffic



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 any improvements that may be scheduled for construction near the project site. Based upon this review, there were no improvements scheduled near the project site. Thus, existing lane geometry and traffic controls were used in both the existing and future analyses scenarios.

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 percent (5%) of their p.m. peak-hour service volumes ("capacity") at the adopted level of service (LOS) standard. In this area, the standard is LOS D. The net, new project trips were assigned to the County's concurrency-maintained roadway network found in Manatee County's *Concurrency Transportation Link Sheets* (October 2025), as documented in **Appendix D**. Based upon these criteria, the following roadway segment (i.e., the study area) was included in the analysis:

- U.S. 301 from Chin Road to Fort Hamer Road.

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

- U.S. 301 & Chin Road;
- U.S. 301 & Main Project Driveway;
- U.S. 301 & Red Rooster Road;
- U.S. 301 & Fort Hamer Road; and
- Red Rooster Road & East Project Driveway.

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?
3413	U.S. 301	Chin Road	Project Driveway	4D	D	3,750	38%	124	3.31%	Y ¹
3413		Project Driveway	Ft. Hamer Road	4D	D	3,750	58%	190	5.07%	Y ¹
3414		Ft. Hamer Road	CR 675	4D	D	3,580	25%	82	2.29%	N
4070	Chin Road	Old Tampa Road	U.S. 301	2U	D	1,310	8%	26	1.98%	N
4100	Ft. Hamer Road Extension	U.S. 301	Erie Road	2D	D	1,510 ²	15%	49	3.25%	N
2520	Ft. Hamer Road	U.S. 301	Golf Course Road	2U	D	1,510 ²	18%	59	3.91%	N
2521		Golf Course Road	Old Tampa Road	2U	D	1,510	13%	43	2.85%	N
5090	Golf Course Road	Ft. Hamer Road	Rye Road	2U	D	1,330	5%	16	1.20%	N

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

¹ The first directly accessed, designated thoroughfare segment.

² The service volumes for these segments in the Link Sheets were inconsistent and inappropriate when compared to the adjacent segments for the same roadway. Thus, the service volumes were adjusted appropriately as shown.

Existing Traffic Conditions

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

Existing Conditions Intersection Analysis

Turning movement counts were collected at the study intersections in February 2025 during the p.m. peak period (4:00 p.m. to 6:00 p.m.) to quantify raw traffic volumes adjacent to the site. Additionally, traffic counts were conducted at the intersection of Road Rooster Road & 56th Street East to better determine traffic flow near the proposed East Project Driveway. The raw traffic volumes were then adjusted using FDOT's seasonal factor(s) for Manatee County to reflect seasonal existing conditions. The raw turning movement counts, FDOT's seasonal factors, and signal timing sheets are provided in **Appendix E**. The seasonal existing volumes for the study intersections are shown in **Figure 4** and documented as part of intersection volume development worksheets in **Appendix F**.

The *Synchro* (Version 12) software was used to determine existing peak-hour operational conditions for the existing three (3) study area intersections. As part of this analysis, existing lane geometry and traffic controls were used for these intersections.

The results of the existing conditions intersection analysis are summarized in **Table 3** and indicate that all study intersections currently operate acceptably with volume-to-capacity (V/C) ratios less than 1.0 during the p.m. peak hour. The results of the *Synchro* program for the existing conditions intersection analysis are provided in **Appendix G**.

Table 3: 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
U.S. 301 & Chin Road	Signalized	0.10	0.61	0.12	0.77	0.65	0.01	0.72	0.62		0.50		
U.S. 301 & Red Rooster Road	Unsignalized	-			0.09	-			0.10		-		
U.S. 301 & Fort Hamer Road	Signalized	0.66	0.58	0.15	0.81	0.43	0.02	0.70	0.80	0.06	0.71	0.58	0.16

Existing Conditions Roadway Analysis

An existing conditions roadway segment analysis was conducted for the study roadway segment. In this analysis, the service volume included in the Manatee County *Concurrency Transportation Link Sheets* (October 2025) was utilized. Additionally, the two-way traffic volume used in the analysis was based upon the current traffic counts collected along U.S. 301 adjacent to the project site and involved the total two-way volume calculated using the average departing and arriving volumes from both study intersections of U.S. 301 at Chin Road and at Fort Hamer Road.

The results of the existing roadway analysis are summarized in **Table 4** and indicate that the study roadway segment currently operates above the minimum adopted LOS standard (LOS D) for Manatee County during the p.m. peak hour. The appropriate excerpts from the Manatee County *Concurrency Transportation Link Sheet* (October 2025) are provided in **Appendix D**.

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

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			EXISTING VOLUME	AT OR BETTER THAN LOS D STANDARD?
				LANES	LOS STANDARD	LOS SERVICE VOLUME		
3413	U.S. 301	Chin Road	Fort Hamer Road	4D	D	3,750	1,683	Y

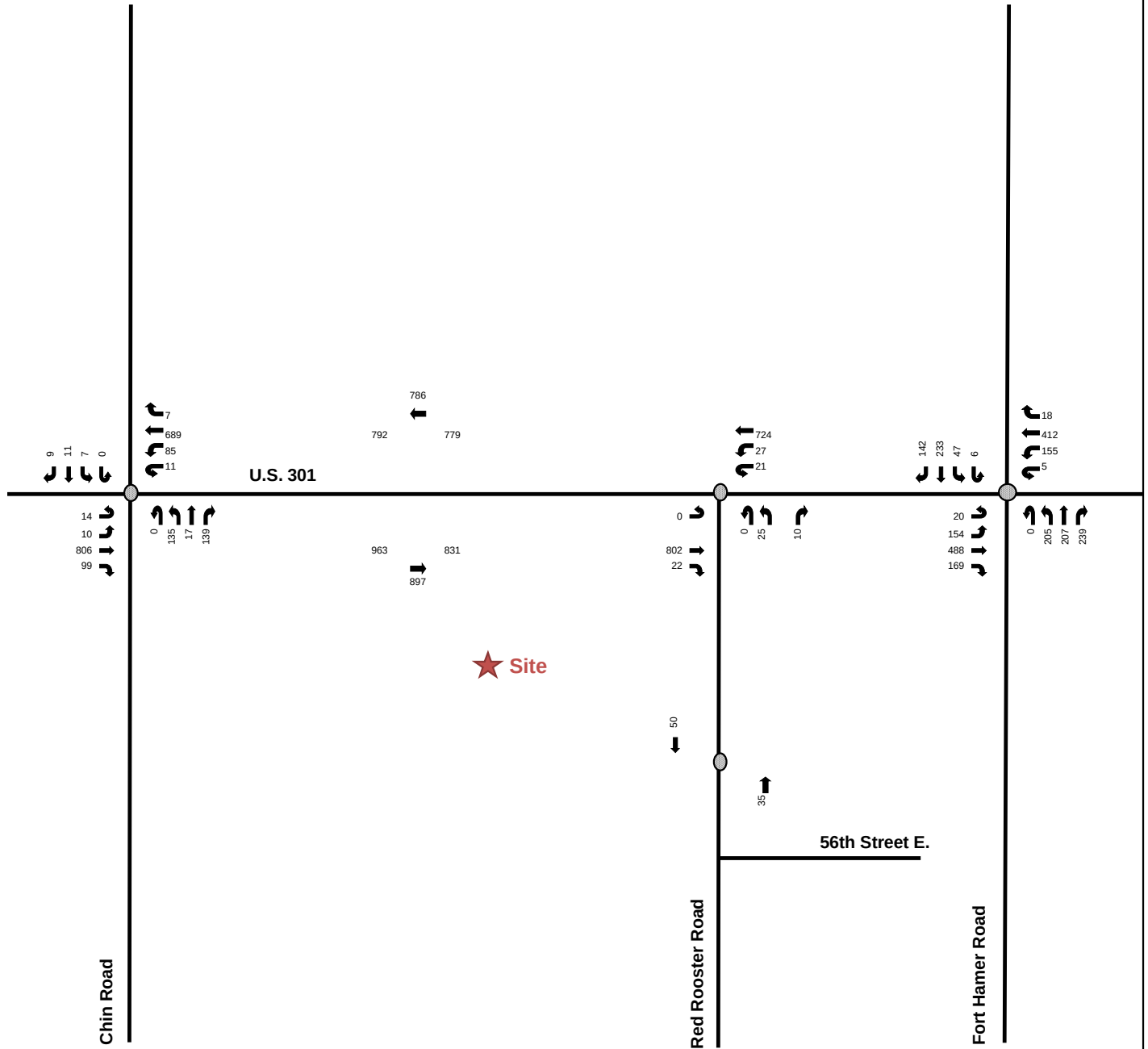
Source: Manatee County's *Concurrency Transportation Link Sheets* (October 2025)



NOT TO SCALE

Legend

- Roadway
- Project Access
- Study Intersection
- PM Peak-Hour Existing 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. For the purposes of this analysis, it was determined that 2028 would be the buildout year of the development.

Background traffic consisted of existing p.m. peak-hour traffic volumes, as discussed in the previous section, and reserved p.m. peak-hour trip estimates associated with the study link of U.S. 301 between Chin Road and Fort Hamer Road (Link 3413). Based upon latest vested development information provided by Manatee County staff for Link 3413, it was discovered that some of the vested developments included in the report are either fully or partially built. Thus, the reserved trips associated with certain developments were reduced and the current total of 2,768 reserved trips were reduced to 2,233 two-way trips. These updated reserved trips (2,233) were added to the existing traffic volumes to develop future p.m. peak-hour background volumes, as depicted in **Figure 5**. The trip reservation report for Link 3413, including documentation of the trip reduction, is included in **Appendix D**.

Background Conditions Intersection Analysis

Using the future background traffic volumes above and existing lane geometry, intersection analysis was conducted at the three (3) existing study intersections. The analysis procedures used in this evaluation were similar to those used to evaluate existing traffic conditions.

The results of the background conditions intersection analysis are summarized in **Table 5** and indicate that only one of the study area intersections is anticipated to operate acceptably with V/C ratios less than 1.0 during the p.m. peak hour. However, the remaining two (2) study intersections along U.S. 301 (Chin Road and at Fort Hamer Road) is expected to exceed acceptable V/C ratio levels (>1.0).

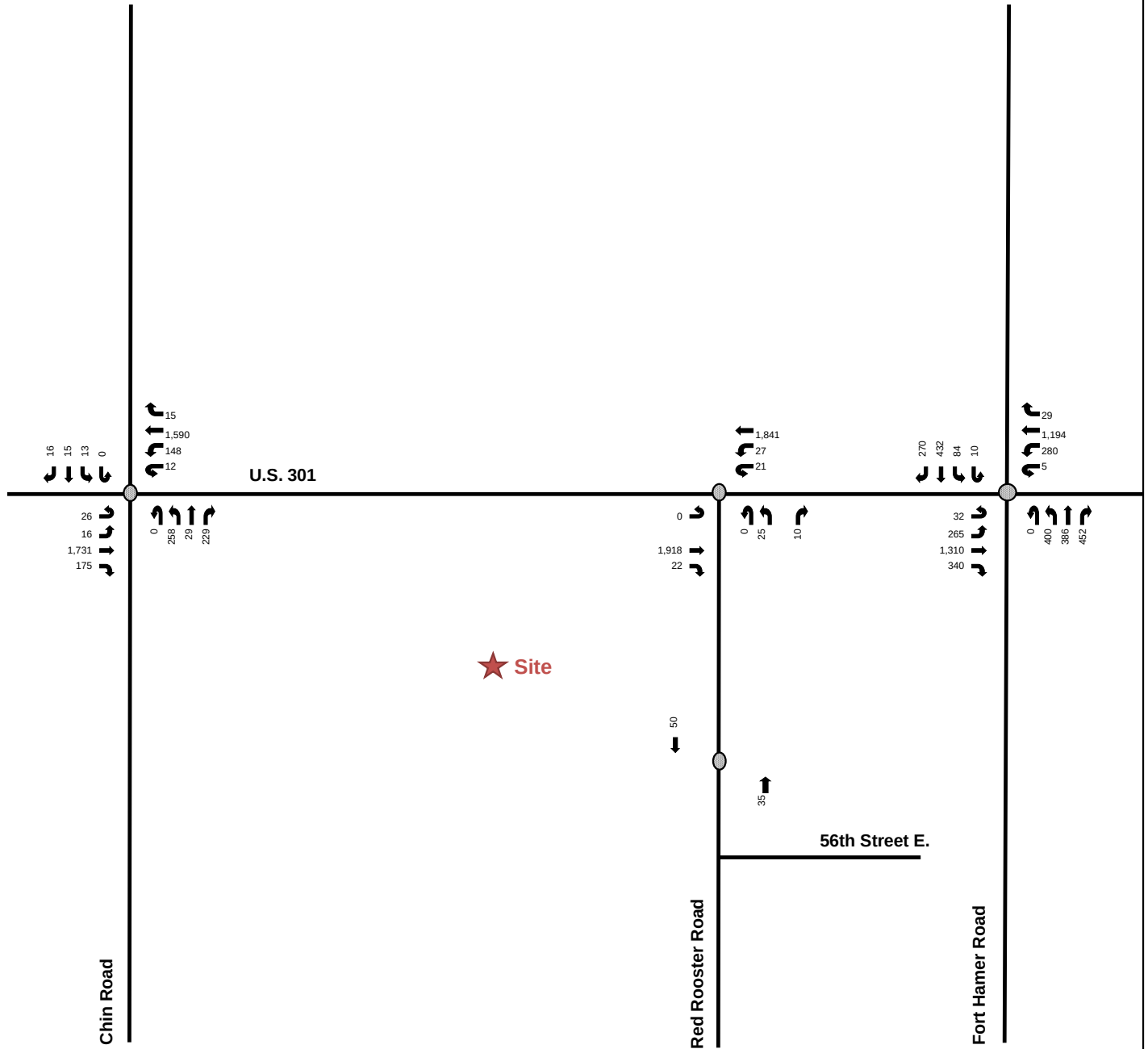
The results of the *Synchro* program for background conditions intersection analysis are provided in **Appendix G**.



NOT TO SCALE

Legend

- Roadway
- Project Access
- Study Intersection
- PM Peak-Hour Background Traffic



★ Site

Table 5: 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
U.S. 301 & Chin Road	Signalized	0.24	1.31	0.25	0.90	1.21	0.02	0.88	0.77		0.70		
U.S. 301 & Red Rooster Road	Unsignalized	-			0.38	-			0.37			-	
U.S. 301 & Fort Hamer Road	Signalized	0.87	0.91	0.35	1.71	0.85	0.03	2.00	1.19	0.78	0.96	1.31	0.24

According to the Community Planning Act of 2011 (also known as House Bill 7207), intersection improvements that are identified to be needed for acceptable operations in the future background conditions (without project trips) may be assumed in the background with improvements scenario and are not the responsibility of the developer. Based on the future background conditions intersection analysis, the following Community Planning Act of 2011 improvements were assumed to accommodate the future background traffic and are not the responsibility of the developer.

- U.S. 301 & Chin Road
 - o Modify the southbound approach by converting the existing left-turn/through/right-turn lane into a through/right-turn lane and construct a separate left-turn lane; and
 - o Modify the current northbound/southbound split phasing to northbound/southbound concurrent phasing (one phase only).
- U.S. 301 & Fort Hamer Road
 - o Construct a second through lane in both northbound and southbound directions; and
 - o Remove the chevron striping on the westbound approach to provide for a second westbound left-turn lane.

With the Community Planning Act of 2011 assumed improvements, the study area intersections are anticipated to operate acceptably with V/C ratios less than 1.0 during the p.m. peak hour for each movement, as identified in **Table 6** and documented in **Appendix G**.

Table 6: Background P.M. Peak-Hour Intersection Analysis Summary with Community Planning Act of 2011 Improvements

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
U.S. 301 & Chin Road	Signalized	0.53	0.97	0.18	0.88	0.80	0.02	0.98	0.79		0.13	0.08	
U.S. 301 & Fort Hamer Road	Signalized	0.84	0.94	0.31	0.87	0.88	0.03	0.80	0.98	0.29	0.89	0.60	0.77

Background Conditions Roadway Analysis

A future background conditions roadway segment analysis was conducted for the study roadway segment. 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 7** and indicate that the study roadway segment is expected to operate below the minimum adopted LOS standard (LOS D) for Manatee County during the p.m. peak hour based upon generalized service volumes/capacities. However, a more detailed arterial analysis was further conducted. Using the *Synchro* arterial analysis of the study roadway segment, as included in **Appendix G**, the study roadway segment of U.S. 301 between Chin Road and Fort Hamer Road is anticipated to operate acceptably with LOS D or better in both eastbound and westbound directions and with no improvements required (i.e., existing lane geometry adequate).

Table 7: Background P.M. Peak-Hour Roadway Analysis Summary

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			EXISTING VOLUME	RESERVED VOLUME	BACKGROUND VOLUME	AT OR BETTER THAN LOS D STANDARD?
				LANES	LOS STANDARD	LOS SERVICE VOLUME				
3413	U.S.301	Chin Road	Fort Hamer Road	4D	D	3,750	1,683	2,233	3,916	Y*

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

* Based upon the results of the *Synchro* arterial analysis.

Future Total Traffic Conditions

Future total traffic conditions were evaluated for the 2028 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, project driveways, and study area roadway was made.

Future Total Traffic Conditions Intersection Analysis

To determine total traffic conditions, future total traffic volumes were first developed. The project traffic volumes, as shown in **Figure 3**, were added to the background traffic volumes identified in **Figure 5** to determine total traffic volumes. These total traffic volumes are illustrated in **Figure 6**. Using the total traffic volumes, an intersection analysis was conducted at all study intersections, including project driveways. 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 all study intersections are anticipated to operate acceptably with V/C ratios less than 1.0 during the p.m. peak hour and with no further improvements required beyond those identified for future background conditions with one exception. At the U.S. 301 & Red Rooster Road intersection, the northbound approach is expected to exceed a V/C ratio of 1.0. However, as discussed with Manatee County staff, any deficiencies at this intersection will be coordinated with FDOT since this location is under their jurisdiction. FDOT coordination correspondence is included in **Appendix H**.



NOT TO SCALE

Legend

- Roadway
- Project Access
- Study Intersection
- PM Peak-Hour Future Total Traffic

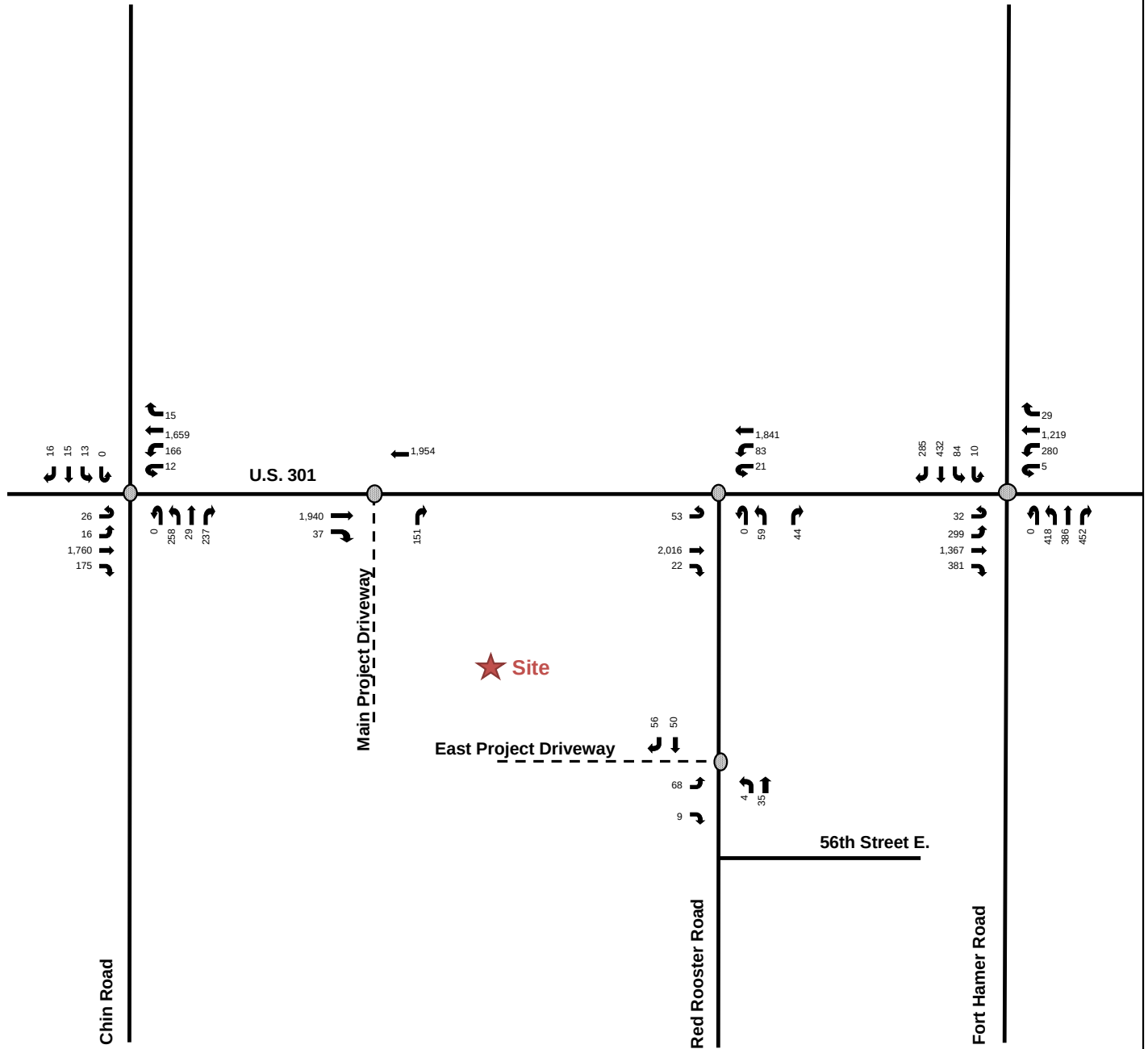


Figure 6
PM Peak-Hour Future Total Traffic
BayCare Medical Office Site
Manatee County, Florida

The *Synchro* outputs for the future total conditions intersection analysis are provided in **Appendix G**. Several potential improvements could involve signalization at this location and/or geometric modifications to the northbound approach by having two approach lanes which will be discussed with FDOT.

Table 8: Future Total 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
U.S. 301 & Chin Road	Signalized	0.53	0.99	0.18	0.98	0.84	0.02	0.98	0.82		0.14	0.08	
U.S. 301 & Red Rooster Road	Unsignalized	0.59	-		0.71	-		3.95			-		
U.S. 301 & Fort Hamer Road	Signalized	0.87	0.96	0.35	0.88	0.90	0.03	0.80	0.94	0.33	0.94	0.58	0.76
U.S. 301 & Main Project Driveway	Unsignalized	-			-			0.63			-		
Red Rooster Road & East Project Driveway	Unsignalized	0.11			-			0.01			0.00		

Future Total Traffic Conditions Roadway Analysis

A future total conditions roadway segment analysis was conducted for the study area roadway segment. 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 estimate previously identified was added to the p.m. peak-hour background volumes to obtain p.m. peak-hour future total volumes along the study roadway segment. The results of the future total roadway conditions analysis are summarized in **Table 9** and indicate that the study roadway segment is expected to operate below the minimum adopted LOS standard (LOS D) for Manatee County with the addition of project traffic based upon generalized service volumes/capacities. However, a more detailed arterial analysis was further conducted. Using the *Synchro* arterial analysis of the study roadway segment, as included in **Appendix G**, the study roadway segment of U.S. 301 between Chin Road and Fort Hamer Road is anticipated to operate acceptably with LOS D or better in both eastbound and westbound directions and with no improvements required (i.e., existing lane geometry adequate).

Table 9: Future Total Roadway Conditions Analysis

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			BACKGROUND VOLUME	PROJECT TRAFFIC ASSIGN.	PROJECT TRAFFIC	FUTURE TOTAL TRAFFIC	AT OR BETTER THAN LOS D STANDARD?
				LANES	LOS STANDARD	LOS SERVICE VOLUME					
3413	U.S. 301	Chin Road	Fort Hamer Road	4D	D	3,750	3,916	96%	314	4,230	Y*

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

* Based upon the results of the *Synchro* arterial analysis.

Turn Lane Evaluation

As a supplement to the intersection and roadway analyses provided above, a review of potential turn lanes needed at the two (2) project driveways was initially considered.

For the Main Project Driveway, which will be a right-turn in/right-turn out only driveway onto U.S. 301, a state facility, the specific turn lane requirement (i.e., an eastbound right-turn lane) will be coordinated directly through FDOT, the jurisdictional public agency, as part of the formal driveway permit process required by FDOT.

For the East Project Driveway, which will provide full access and connect onto Red Rooster Road, *NCHRP Report 279* was used to review the potential right-turn lane warrant in the southbound direction. The results of this analysis, which is provided in **Appendix I**, indicated that a right-turn lane is not warranted, and thus, not recommended at this driveway. Also, *NCHRP Report 745* was used to review the potential left-turn lane warrant in the northbound direction at this intersection. The results of this analysis, which is provided in **Appendix I**, indicated that a left-turn lane is not warranted, and thus, not recommended at this driveway.

Multi-Modal Analysis

As part of the evaluation of the proposed medical office 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 6-foot sidewalk currently exists on both sides of U.S. 301, including along the project property frontage.

Bicyclists

Dedicated bicycle lanes currently exist along both sides of U.S. 301, including along the project property frontage.

Transit

According to the most recent Manatee County Area Transit (MCAT) System Map, there are no existing MCAT bus routes serving the area by and/or near the site.

Safety Analysis

A crash analysis was completed on the adjacent segment of U.S. 301 along the project property frontage. Crash data was obtained from *Signal Four Analytics* for the five-year period between 2021 and 2025. This analysis revealed that no crashes have occurred on this adjacent roadway segment of U.S. 301 from 2021 to 2025, which included the intersection of U.S. 301 & Red Rooster Road.

Conclusion

This MSASA has been provided in support of a Rezone petition with a PSP application for the proposed BayCare Medical Office development. The approximately 10.80-acre project site is located at 5605 Red Rooster Road, Parrish, Florida. The anticipated buildout year is 2028.

The Rezone petition proposes to change the zoning from General Agriculture (A) and Residential Single-Family (RSF-1) to Planned Development Office (PDO). The proposed development is anticipated to consist of up to 90,000 square feet of medical office space over two buildings, each two stories high.

Access to the site is proposed to be provided through the following proposed driveways:

- One (1) right-turn in/right-turn out only connection onto U.S. 301 (Main Project Driveway); and
- One (1) full access connection onto Red Rooster Road which will be located north of 56th Street East (East Project Driveway).

An analysis was undertaken for both study area intersections and roadway segment for future buildout conditions. The results of the future total conditions intersection analysis indicated that all study intersections are anticipated to operate acceptably with V/C ratios less than 1.0 during the p.m. peak hour and with no further improvements required beyond those identified for future background conditions with one exception, the U.S. 301 & Red Rooster Road intersection. However, since this intersection is under FDOT's jurisdiction, any potential improvements at this location will be coordinated with FDOT. Additionally, the results of *Synchro* arterial analysis indicate that the study roadway segment is expected to operate above the minimum adopted LOS standard (LOS D) for Manatee County with the addition of project traffic and with no improvements required during the p.m. peak hour. Finally, a review of potential turn lanes into the project site at the East Project Driveway along Red Rooster Road were considered and no turn lanes were warranted or recommended. Any turn lane requirement at the Main Project Driveway along U.S. 301 will be coordinated through FDOT, the jurisdictional public agency.

We trust that the above MSASA addresses the traffic-related concerns involving the proposed medical office project. Upon your review of this analysis, please let us know if you have any questions or comments.

Sincerely,

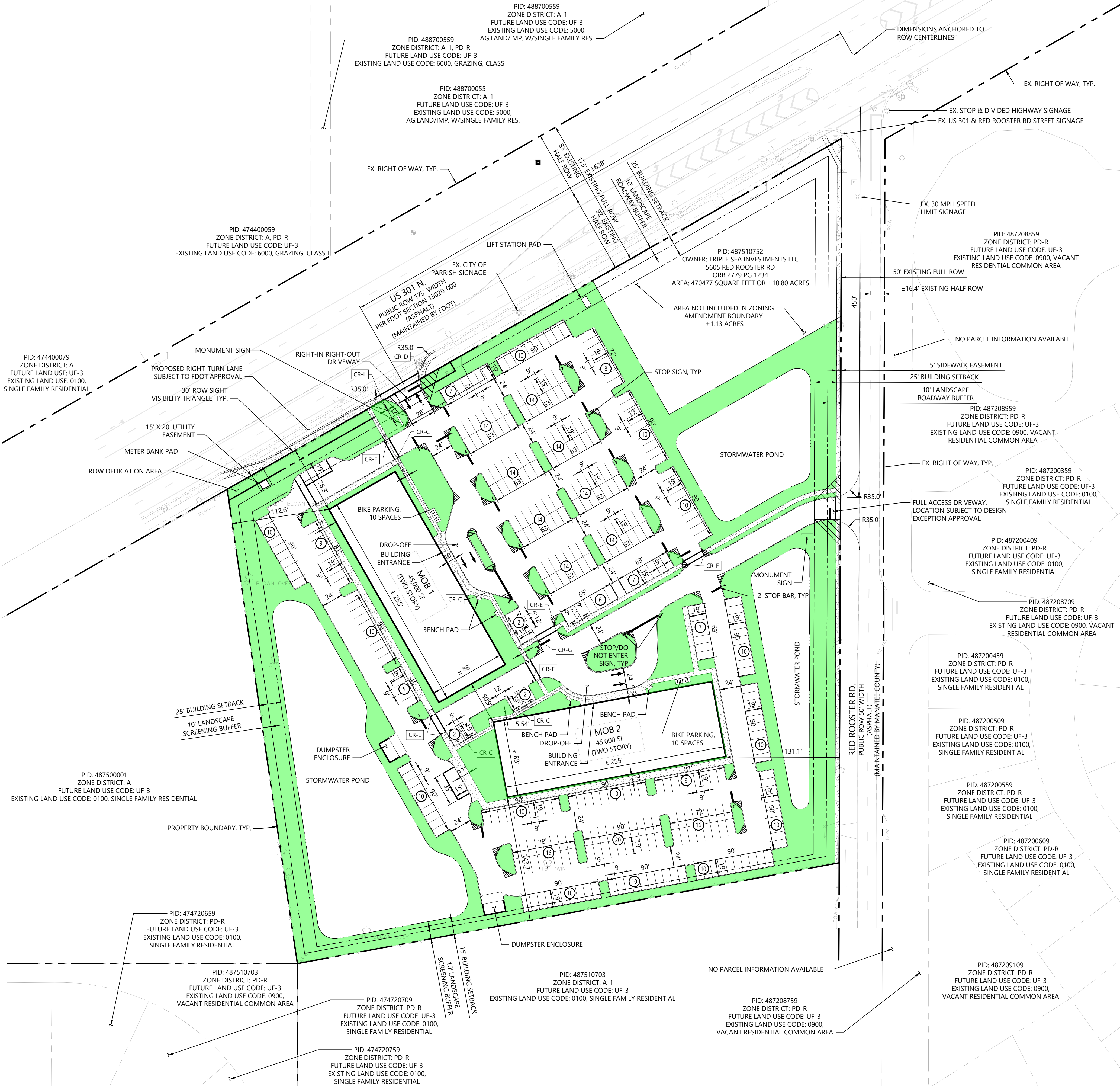
KIMLEY-HORN AND ASSOCIATES, INC.
 Digitally signed
by Robert
Agrusa
Date: 2026.06.10
08:34:04 -04'00'

Robert (Bob) Agrusa, P.E., PTOE
Senior Project Manager



Basit Ali, P.E.
Transportation Engineer

APPENDIX A: SITE PLAN



Site Plan Notes

- ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-010.
- ALL SIGNS REQUIRED TO HAVE 7" VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.
- OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804-1).
- 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 STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2025-26 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 ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS:
 - PRIVATE STREETS INTERSECTING WITH PUBLIC ROAD: THE STREET NAME SIGN SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BLUE BACKGROUND.
 - PUBLIC STREETS: THE STREET NAME SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON GREEN BACKGROUND.
 - EMERGENCY ACCESS MAINTENANCE STREETS: THE STREET SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BROWN BACKGROUND
- BASE FLOOD ELEVATION (BFE) AND FLOOD PROTECTION ELEVATION (BFE+1) WILL BE DETERMINED DURING FSP.

Site Data

PROJECT NAME:	BAYCARE MEDICAL OFFICE CENTER
LOCATION:	5605 RED ROOSTER RD, PARRISH, FL
PARCEL ID:	4875107520000-0209708855
PARCEL AREA:	10.80 AC / 470,477 SF
ZONING AMENDMENT AREA:	9.67 AC / 420,873 AF
FUTURE LAND USE:	UF-3
EXISTING ZONING DISTRICT:	A & RSF-1
PROPOSED ZONING DISTRICT:	PLANNED DEVELOPMENT OFFICE (PDO)
OVERLAY DISTRICT:	NONE
SPECIAL AREA(S):	NONE
WATERSHED OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	9900, VACANT ACREAGE, NOT AG 10+ ACRES (1555)
FLOOD ZONE:	A & X, PANEL #12081C0183F, EFFECTIVE 08/10/2021
BASIN NAME:	MANATEE RIVER BELOW DAM

Project Data (Based on Zoning Amendment Area)

PROPOSED BUILDING AREAS:	
MEDICAL OFFICE BUILDING 1:	45,000 SF
MEDICAL OFFICE BUILDING 2:	45,000 SF
GROSS FLOOR AREA:	90,000 SF
GROSS FLOOR AREA RATIO:	
ALLOWABLE:	0.35
PROPOSED:	0.21
REQUIRED SETBACKS:	
FRONT YARD (N):	25 FT
SIDE YARD (E,W):	25 FT
REAR YARD (S):	15 FT
REQUIRED BUFFERS:	
ROADWAY BUFFER:	MINIMUM 10 FT (NORTH & EAST)
SCREENING BUFFER:	MINIMUM 10 FT (WEST & SOUTH)
IMPERVIOUS AREAS:	
EXISTING:	0.00 ACRES
PROPOSED:	5.11 ACRES
OPEN SPACE AREA:	
REQUIRED:	25% (2.03 ACRES)
PROVIDED:	28% (2.71 ACRES)
STORMWATER POND AREA:	
EXISTING:	0.00 ACRES
PROPOSED:	1.66 ACRES
PARKING REQUIRED:	
1 SPACE/250 SF:	360 SPACES
MAX PARKING ALLOWED WITH 10% INCREASE:	396 SPACES
PARKING PROVIDED:	361 SPACES
ACCESSIBLE PARKING:	
REQUIRED:	8 SPACES
PROVIDED:	8 SPACES
BICYCLE PARKING:	5 PLUS 1 FOR EACH 20 AUTOMOBILE PARKING SPACES OVER 100
REQUIRED:	18 SPACES
PROVIDED:	20 SPACES
PROPOSED BUILDING HEIGHTS:	
MEDICAL OFFICE BUILDING 1:	45 FT
MEDICAL OFFICE BUILDING 2:	45 FT
CONSTRUCTION SCHEDULE:	
START MONTH/YEAR:	JAN/2027
COMPLETION MONTH/YEAR:	MAR/2028



vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Legend

	EXISTING RIGHT OF WAY / PROPERTY BOUNDARY
	ZONING AMENDMENT BOUNDARY
	EXISTING FLOODPLAIN
	ADA ACCESSIBILITY PATH
	CR-E CURB RAMP, ALPHA-IDENTIFICATION SEE FDOT INDEX 522-002
	OPEN SPACE

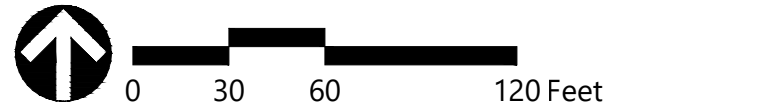
Land Use Table (Breakdown)

MEDICAL OFFICE BUILDINGS:	21.4%	90,000 SF / 420,873 SF
STORMWATER RETENTION:	17.2%	72,468 SF / 420,873 SF
OPEN SPACE:	28.0%	117,883 SF / 420,873 SF
PARKING / PEDESTRIAN COMMON AREA:	33.4%	140,522 SF / 420,873 SF

Benchmark Notes

ELEVATION SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88). BENCHMARK USED WAS BM M 565, PID-DE8840 WITH AN ADJUST ELEVATION OF 43.89 FEET.

DATUM ELEVATION CONVERSION: NGVD - 0.955 FT = NAVD



0 30 60 120 Feet

Baycare Medical Office Center

5605 Red Rooster Rd
Parrish, Florida 34689

No.	Revision	Date	Appvd.
	Country Completeness Comments	01/09/2026	
	Country Sufficiency Comments	04/10/2026	
	Country Sufficiency Comments	06/01/2026	

Designed by
RBS/EG

Checked by
KMB/RBS

Issued for

Date

Review

06/01/2026

Overall Site Plan

Drawing Number

C2.00

Sheet of

Project Number
66704.01

APPENDIX B: METHODOLOGY CORRESPONDENCE



August 28, 2025

Mr. Prony Bonnaire Fils, Ph.D.
Manatee County Development Services Department
Transportation Planning Section
1112 Manatee Avenue West
Bradenton, FL 34205

**RE: *BayCare Medical Office Site
Multimodal Site Access and Safety Analysis Methodology
Manatee County, Florida***

Dear Mr. Bonnaire Fils:

The purpose of this letter is to provide a traffic methodology statement to support the Rezone petition with a Preliminary Site Plan (PSP) application for the proposed BayCare Medical Office development. This methodology was revised based upon discussions/comments from Manatee County staff. The approximately 10.80-acre project site is located at 5605 Red Rooster Rd, Parrish, Florida. The project location map is attached as **Figure 1**.

The Rezone petition proposes to change the zoning from General Agriculture (A) and Residential Single-Family (RSF-1) to Planned Development Office (PDO). The proposed development is anticipated to consist of up to 90,000 square feet of medical office space over two buildings, each two stories high.

Access to the site is proposed to be provided through the following proposed driveways as shown in the attached concept plan:

- One (1) right-turn in/right-turn out only connection onto U.S. 301 (Main Driveway)
- One (1) full access connection onto Red Rooster Road which will align with 56th Street East (East Driveway)

To appropriately address the transportation impacts of the proposed development, Kimley-Horn (KH) will conduct a Multimodal Site Access and Safety Analysis (MSASA) that follows the proposed methodology, as provided below, for your review and comments.

Project Trip Generation: Trip generation 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 90,000 square feet of medical office space over two buildings. Land Use Code (LUC) 720 – Medical-Dental Office will be used to estimate the trip generation of the proposed development for the analysis. As indicated in **Table 1**, a preliminary estimate shows that the proposed project site is expected to generate 363 net, new trips (109 entering/254 exiting) in the p.m. peak hour. Internal and pass-by capture rates were not considered due to the single use and type of land use.

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

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		PM PEAK-HOUR NET, NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	Units	In	Out	In	Out	Total
Medical-Dental Office	11	720	90	KSF	30%	70%	109	254	363

Project Trip Distribution: New traffic expected to be generated by the proposed project was initially 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 this initial FSUTMS project distribution model is attached. Additionally, based upon a review of this distribution, this initial output was modified and refined to consider appropriate absorption/interaction with nearby attractive-type land uses (i.e., residential), specifically to areas directly south and east of the project site along Red Rooster Road, such as the Forest Creek and Lakeside Preserve residential communities, respectively. Since both communities combined have over 300 units, it would be reasonable and logical to presume that project trips would be attracted to/from these communities at a “captured” rate of up to approximately 10 percent. For the purposes of this analysis, this rate was slightly decreased to 8 percent. The results of this refined distribution, which is also attached, would, in turn, have a direct impact (decrease) on other nearby north/south roadways in the area such as Ft. Hamer Road (south of U.S. 301), and to a lesser impact onto Chin Road. In summary, the revised distribution provides for a more reasonable assignment of project trips in the immediate roadway system near the project site.

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 will be reviewed for improvements that are scheduled for construction 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* (August 2025)). Based upon a preliminary review of the criteria, as shown in **Table 2**, the following roadway segment will be considered the study area and included in the analysis:

- U.S. 301 from Chin Road to Fort Hamer Road

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

- U.S. 301 & Chin Road
- U.S. 301 & Main Driveway
- U.S. 301 & Red Rooster Road
- U.S. 301 & Fort Hamer Road
- Red Rooster Road & East Driveway

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 seasonal conditions using the most recent FDOT factors for Manatee County.

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?
3413	U.S. 301	Chin Road	Project Access	4D	D	3,750	37%	134	3.57%	Y ¹
3413		Project Access	Ft. Hamer Road	4D	D	3,750	55%	200	5.33%	Y
3414		Ft. Hamer Road	CR 675	4D	D	3,580	22%	80	2.23%	N
4100	Ft. Hamer Road Extension	U.S. 301	Erie Road	2D	D	1,510 ²	15%	54	3.58%	N
2520	Ft. Hamer Road	U.S. 301	Golf Course Road	2U	D	1,510 ²	18%	65	4.30%	N
2521		Golf Course Road	Old Tampa Road	2U	D	1,510	13%	47	3.11%	N
5090	Golf Course Road	Ft. Hamer Road	Rye Road	2U	D	1,330	5%	18	1.35%	N

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

¹The first directly accessed, designated thoroughfare segment.

²The service volumes for these segments in the Link Sheets were inconsistent and inappropriate when compared to the adjacent segments for the same roadway. Thus, the service volumes were adjusted appropriately as shown.

Analysis Year Scenarios: The study intersections will be analyzed for existing, background, and future buildout conditions during the p.m. peak hour utilizing *Synchro*, Version 12, software, specifically evaluating volume to capacity (V/C) ratios. The proposed site access connections will be analyzed for future buildout conditions. Turn lane(s) at the proposed access connection along U.S. 301 will be evaluated based on FDOT criteria. Turn lane(s) at the proposed access connection along Red Rooster Road will be based on Manatee County guidelines. Please note that the Applicant is working with FDOT regarding the driveway permitting process which will ultimately determine the design of the access connection along U.S. 301.

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 the most recent five (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.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



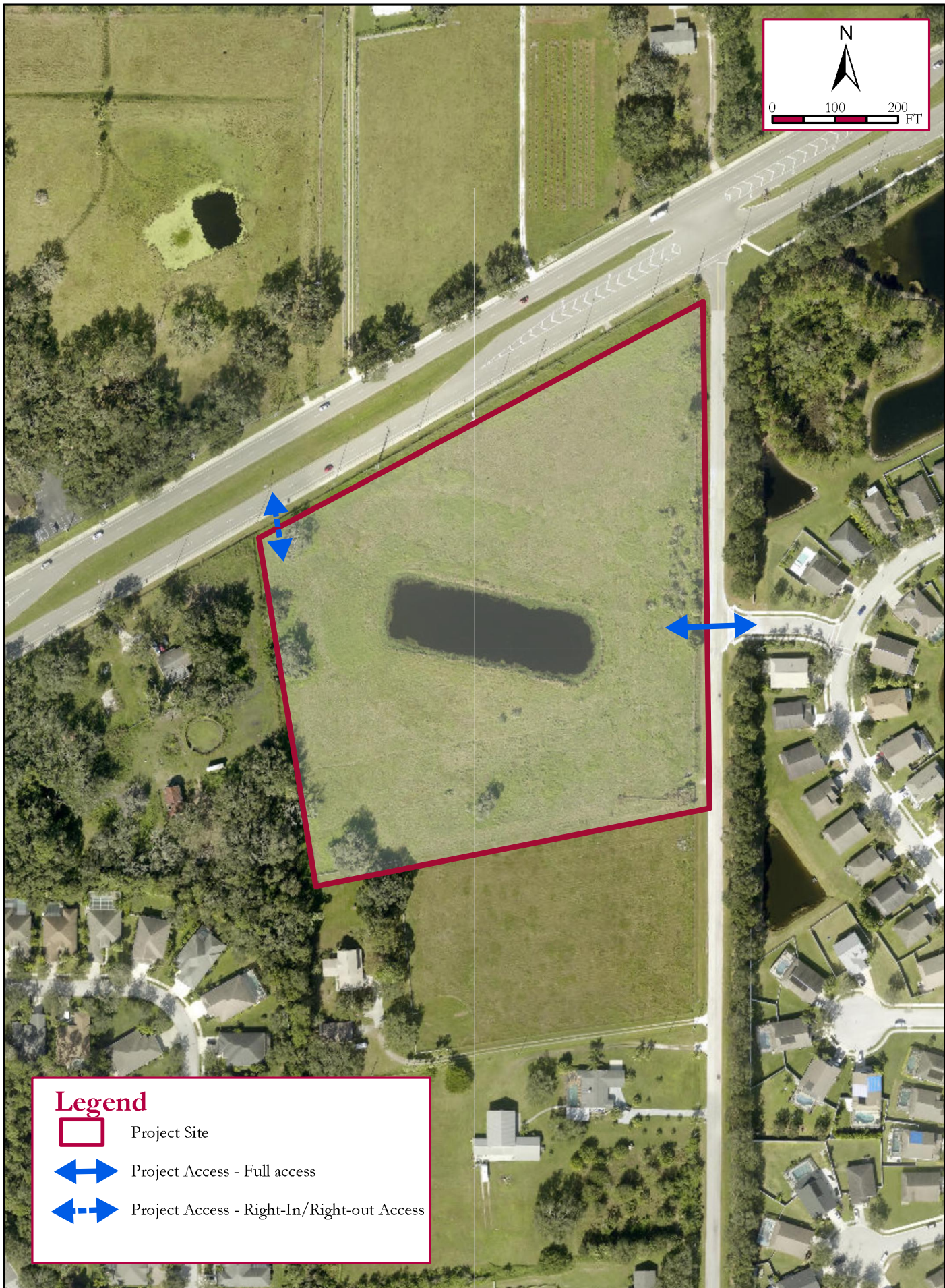
Basit Ali, P.E.
Project Engineer



Robert (Bob) Agrusa, P.E., PTOE
Senior Project Manager

Attachments: Figure 1 – Project Location Map
 Concept Plan
 FSUTMS Model Outputs (Initial/Refined)
 Manatee County's *Concurrency Transportation Link Sheets* (August 2025)

APPENDIX



Legend



Project Site



Project Access - Full access



Project Access - Right-In/Right-out Access

Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
201 North Franklin St, Suite 1400, Tampa, FL 33602
Phone: (813) 620 1460
www.kimley-horn.com

Project Location Map

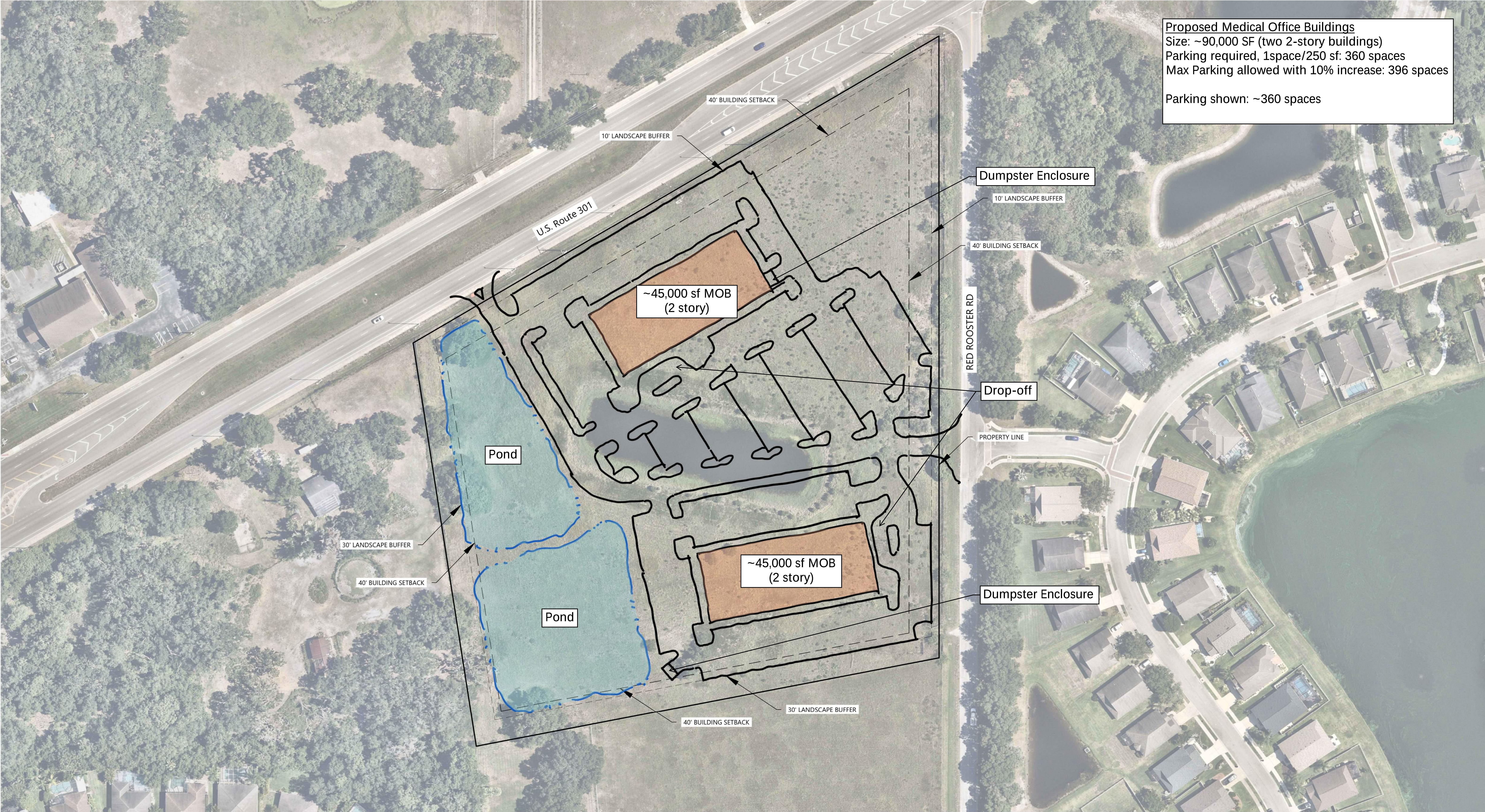
**BAYCARE MEDICAL OFFICE SITE
MANATEE COUNTY, FLORIDA**

Project No: 142773005

Scale: As Noted

August 2025

Figure 1



Proposed Medical Office Buildings
Size: ~90,000 SF (two 2-story buildings)
Parking required, 1space/250 sf: 360 spaces
Max Parking allowed with 10% increase: 396 spaces

Parking shown: ~360 spaces

Conceptual Site Plan

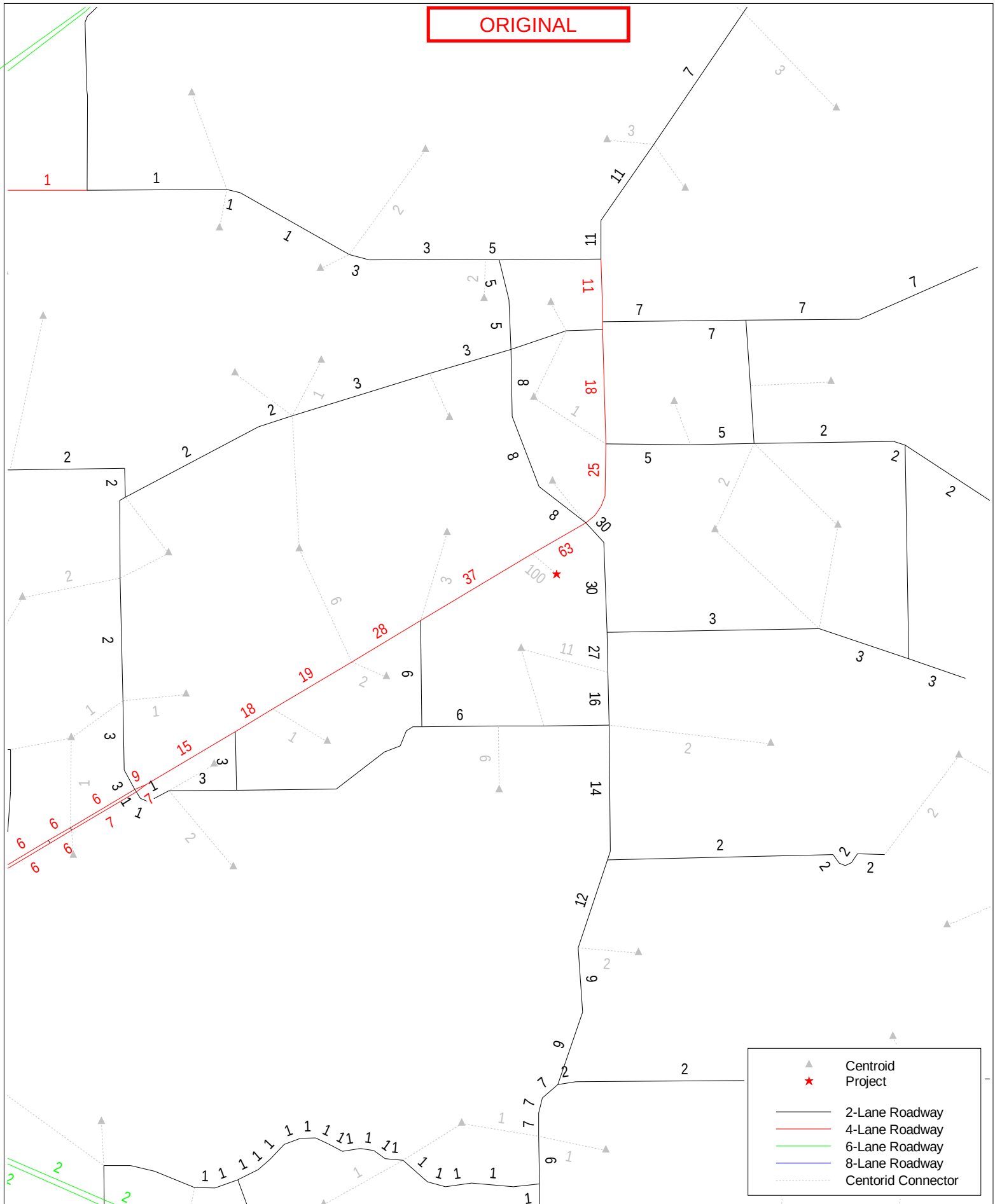
BayCare HealthHub

Manatee County, Florida

Source: GIS & Historical Information
Prepared for: Discussion Purposes
Date: February 2025

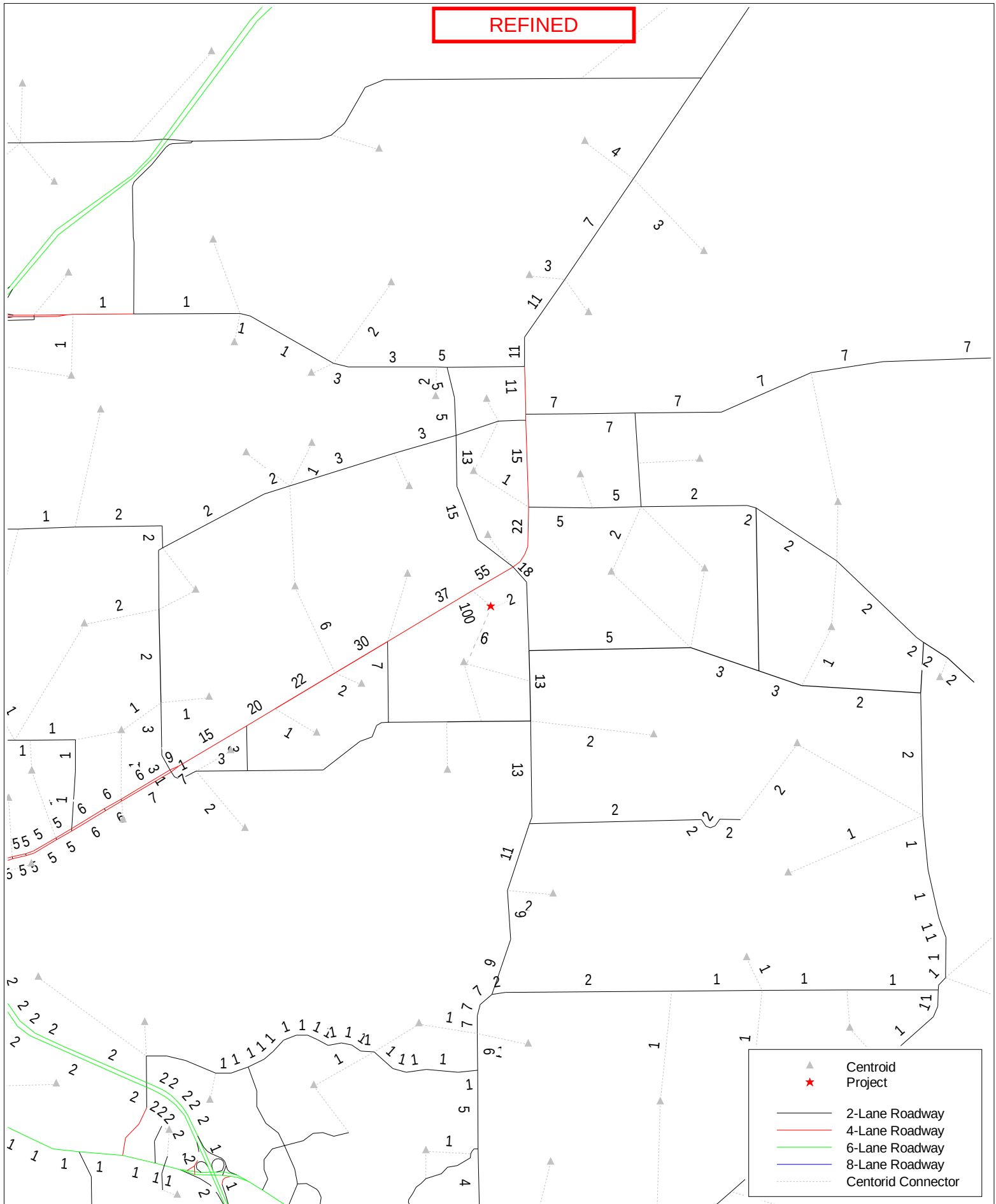


ORIGINAL



DISTRICT 1 REGIONAL PLANNING MODEL 2023
SELECT ZONE DISTRIBUTION FOR BAYCARE HEALTHHUB
FEBRUARY 2025

REFINED



DISTRICT 1 REGIONAL PLANNING MODEL 2023
SELECT ZONE DISTRIBUTION FOR BAYCARE HEALTHHUB
FEBRUARY 2025

MANATEE COUNTY

Concurrency Transportation Link Sheet
Level of Service Analysis
Roadway Segments

AUGUST 2025

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

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 Si g	Cl ass Gr p	Le ft Tu rns	5% Peak Hour LOS 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	2,014	2,815	1,580	-1,235	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	1,232	1,993	1,580	-413	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	C	22	7008	0.090	O		631	836	1,467	2,170	703	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	2,155	2,684	2,270	-414	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	2,179	3,393	1,250	-2,143	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	1,516	2,730	1,510	-1,220	0.000				11-02
2522	FT HAMER RD	OLD TAMPA RD	UPPER MANATEE RV RD	MC	MA	U	2U	0.61	1		Y	79	D	C	F	22	13484	0.090			1,214	440	1,654	1,580	-74	0.000				11-02
2530	I-75	UNIVERSITY PKY	SR 70	ST	F/PA	U	6D	0.27	1	G1	Y	418.5	C	B	B	22	14000	0.090	O		1,260	770	2,030	8,370	6,340	0.000		0		0039

Manatee County Planning Department
Concurrency Transportation Link Sheet

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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	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
2780	US 301	UNIVERSITY PKY	WHITFIELD AV	ST	PA	U	4D	0.49	1	I	Y	187.5	D	C	C	22	39000	0.090	O	3,510	33	3,543	3,750	207	0.000			0	0056	
2790	US 301	WHITFIELD AV	SR 70	ST	PA	U	4D	0.49	1	I	Y	187.5	D	D	D	22	41000	0.090	O	3,690	0	3,690	3,750	60	0.000				0057	
2800	US 301	SR 70	38 AV E	ST	PA	U	4D	0.79	1	I	Y	187.5	D	C	C	22	36000	0.090	O	3,240	97	3,337	3,750	413	0.000			0	5070	
2810	US 301	38 AV E	15 ST E	ST	PA	U	4D	0.88	1	II	Y	187.5	D	C	C	22	31500	0.090	O	2,835	0	2,835	3,750	915	0.000			0	5071	
2820	US 301	15 ST E	13 AV E	ST	PA	U	4D	0.65	1	I	Y	187.5	D	C	C	22	30000	0.090	O	2,700	0	2,700	3,750	1,050	0.000			0	5069	
2830	OLD TAMPA RD	US 301	89 AV E	MC	UC	U	4D	5.26	1		Y	161	D	C	C	22	9040	0.090	O	814	77	891	3,220	2,329	0.000			0	10-50	
2831	OLD TAMPA RD	89th AV E	CHIN RD	MC	UC	U	2U	0.52	1		Y	79	D	C	C	22	9040	0.090		814	237	1,051	1,580	529	0.000				10-50	
2832	OLD TAMPA RD	CHIN RD	FT HAMER RD	MC	UC	U	2U	0.79	1		Y	79	D	C	C	22	10621	0.090		956	376	1,332	1,580	248	0.000				10-12	
2840	ORLANDO AV	US 41	5 ST W	MC	UC	U	2U	1.96	1		Y	62.5	D	C	C	22	4664	0.090	O	420	44	464	1,250	786	0.000			0	05-48	
2850	PALMA SOLA BLVD	MANATEE AV W	CORTEZ RD	MC	UC	U	2U	0.37	1		Y	47.5	D	C	C	20	1319	0.090		119	18	137	950	813	0.000				01-24/25	
2860	PALMVIEW RD/61 ST E	US 19	US 41	MC	UC	U	2U	0.74	1	US	N	47.5	D	C	C	22	1020	0.090	O	92	91	183	950	767	0.000			0	09-52	
2870	PALMVIEW RD/61 ST E	US 41	ELLENTON-GILLETTE	MC	UC	U	2U	0.92	1	US	N	57.5	D	C	C	22	1577	0.090	O	142	283	425	1,150	725	0.000			0	09-12	
2875	61ST ST E	ELLENTON-GILLETTE	49TH AV E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A	22	0	0.090		0	0	0	950	950	0.000					
2880	PINEY POINT RD	US 41	HARLEE RD	MC	UC	U	2U	3.03	1	US	Y	47.5	D	D	F	22	7970	0.090	O	717	835	1,552	950	-602	0.000				10-10	
2885	PORT HARBOUR PKY	KAY RD	GOLDEN HARBOUR TRL	MC	UC	U	2D	0.49	1		Y	62.5	D	D	D	22	8678	0.090		781	84	865	1,250	385	0.000				08-52	
2890	PROSPECT RD	63 AV E	WHITFIELD AV E	MC	UC	U	2U	1.33	1	US	Y	75.5	D	C	C	22	1447	0.090	C	130	117	247	1,510	1,263	0.000			0	06-04	
2900	PROSPECT RD	WHITFIELD AV E	TALLEVAST RD	MC	UC	U	2U	1.01	1	US	Y	75.5	D	C	C	22	2626	0.090	O	236	24	260	1,510	1,250	0.000			0	07-05	
2910	RANGELAND PKY	LAKWOOD RANCH BL	POPE RD	MC	UC	U	4D	0.98	1		Y	137.5	D	C	C	22	10570	0.090		951	169	1,120	2,750	1,630	0.000				11-40	
2912	RANGELAND PKY	WHITE EAGLE BLVD	LORRAINE RD	MC	UC	U	4D	0.83	1		Y	137.5	D	C	C	22	4688	0.090		422	375	797	2,750	1,953	0.000				02-19	
2914	RANGELAND PKY	LORRAINE RD	POST BLVD	MC	UC	U	2U	1.33	1		N	47.5	D	C	F	22	4688	0.090		422	658	1,080	950	-130	0.000				02-19	

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3400	US 301	I-75	60 AV E	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	37500	0.090	O	3,375	403	3,778	5,650	1,872	0.000			0	0051
3405	US 301	60 AV E	VICTORY RD	ST	PA	U	4D	1.35	1	I	Y	187.5	D	D	F		22	40500	0.090	O	3,645	765	4,410	3,750	-660	0.000			0	0052
3406	US 301	VICTORY RD	COLONY DR	ST	PA	U	4D	2.94	1	II	Y	179	D	F	F		22	40500	0.090		3,645	899	4,544	3,580	-964	0.000				0052
3407	US 301	COLONY DR	ERIE RD	ST	PA	U	4D	1.49	1	I	Y	179	D	F	F		22	40500	0.090		3,645	686	4,331	3,580	-751	0.000				0052
3410	US 301	ERIE RD	HARRISON RANCH BLVD	ST	PA	U	4D	0.59	1	I	Y	187.5	D	C	F		22	25500	0.090	O	2,295	1,623	3,918	3,750	-168	0.000			0	5077
3412	US 301	HARRISON RANCH	CHIN RD	ST	PA	U	4D	1.89	1	I	Y	187.5	D	C	F		22	22000	0.090		1,980	1,923	3,903	3,750	-153	0.000				0080
3413	US 301	CHIN RD	FT. HAMER	ST	PA	U	4D	0.77	1	I	Y	187.5	D	C	F		22	16200	0.090		1,458	2,733	4,191	3,750	-441	0.000				0081
3414	US 301	FT. HAMER	CR 675	ST	PA	U	4D	1.69	1		Y	179	D	C	F		22	17400	0.090		1,566	2,856	4,422	3,580	-842	0.000				0014
3415	US 301	CR 675	SR 62	ST	PA	U	4D	1.27	1		Y	171	C	C	F		22	17400	0.090		1,566	4,177	5,743	3,420	-2,323	0.000				0014
3420	US 301	SR 62	MOCCASIN WALLOW RD	ST	PA	T	2U	2.38	1		Y	81	C	B	F		22	8800	0.090	O	792	4,426	5,218	1,620	-3,598	0.000			0	0060
3421	US 301	MOCCASIN WALLOW R	BUCKEYE RD	ST	PA	T	2U	0.33	1		Y	77.5	C	B	F		22	8800	0.090		792	5,263	6,055	1,550	-4,505	0.000				0060
3422	US 301	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	R	2U	0.41	1		Y	39.5	C	D	E		22	9700	0.090		873	1,515	2,388	790	-1,598	0.000				0085
3430	VICTORY RD	MENDOZA RD	US 301	MC	UC	U	2U	1.28	1		Y	62.5	D	D	D		22	8173	0.090	O	736	42	778	1,250	472	0.000			0	09-06
3440	WHITFIELD AV E	US 41	9 ST E	MC	UC	U	2U	0.79	1	US	Y	47.5	D	C	C		22	1846	0.090	O	166	0	166	950	784	0.000			0	06-09
3450	WHITFIELD AV E	9 ST E	301 BLVD	MC	MA	U	2U	1.96	1		Y	47.5	D	D	D		22	6271	0.090	O	564	0	564	950	386	0.000			0	06-13
3460	WHITFIELD AV E	301 BLVD	US 301	MC	MA	U	2U	1.18	1		Y	75.5	D	C	D		22	15136	0.090	O	1,362	101	1,463	1,510	47	0.000			0	07-02
3470	WHITFIELD AV E	US 301	PROSPECT RD	MC	MA	U	2U	1.08	1		Y	75.5	D	C	C		22	6823	0.090	O	614	18	632	1,510	878	0.000			0	07-29
3480	WHITFIELD AV	PROSPECT RD	LOCKWOOD RIDGE RD	MC	MA	U	2U	1.20	1		Y	75.5	D	C	C		22	6113	0.090	O	550	0	550	1,510	960	0.000			0	06-02
3490	WHITFIELD AV E	LOCKWOOD RIDGE RD	UNIVERSITY PKY	MC	UC	U	2U	0.34	1		Y	65.5	D	C	D		22	6948	0.090		625	44	669	1,310	641	0.000				07-56
3500	49 AVE E - Not Exist	MENDOZA RD	49 ST E	MC	MA	U	2U	0.77	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				

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	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
3520	51 AVE E	US 301	17 ST E/MEMPHIS RD	MC	MA	U	2U	5.88	1	N		50	D	C	F	22	4800	0.090				432	712	1,144	1,000	-144	0.000				4246
3530	49 AVE E - Not Exist	17 ST E/MEMPHIS R	MENDOZA RD/37 ST E	MC	MA	U	2U	0.77	1	Y		65.5	D	A	D	22	0	0.090				0	797	797	1,310	513	0.000				
3560	49TH AV E - Not Exist	49 ST E/EXPR FARM	PALMVIEW RD/61 ST E	MC	MA	U	2U	1.43	1	N		47.5	D	A	A	22	0	0.090				0	0	0	950	950	0.000				
3590	49 AVE E - Not Exist	PALMVIEW RD/61 ST	69 ST E	MC	MA	U	2U	2.00	1	N		47.5	D	A	C	22	0	0.090				0	216	216	950	734	0.000				
4040	49 ST E/EXPERIMENTAL FARM RD	US 19	US 41	MC	UC	U	2U	2.44	1	N		47.5	D	C	C	22	3967	0.090	O			357	15	372	950	578	0.000				09-49
4050	49 ST E/EXPERIMENTAL FARM RD	US 41	CANAL RD	MC	UC	U	2U	1.69	1	N		47.5	D	D	D	22	5658	0.090	S			509	339	848	950	102	0.000				09-13
4060	49 ST E/EXPERIMENTAL FARM RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1	Y		65.5	D	C	C	22	3945	0.090	S			355	249	604	1,310	706	0.000				09-08
4065	49 ST E/EXP FARM RD - NOT EX	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.33	1	N		47.5	D	A	A	22	0	0.090				0	0	0	950	950	0.000				
4070	CHIN RD	OLD TAMPA RD	US 301	MC	UC	U	2U	1.41	1	US	Y	65.5	D	C	D	22	6496	0.090	O			585	117	702	1,310	608	0.000				10-55
4080	86 ST W	CORTEZ RD	54 AV W	MC	UC	U	2U	1.35	1	US	Y	47.5	D	C	C	22	2472	0.090				222	0	222	950	728	0.000				01-24
4085	66 ST W	53 AV W	Lake Flores Bound	MC	UC	U	NA	1.00	1	N		47.5	D	C	C	22	2472	0.090				222	0	222	950	728	0.000				01-45
4086	66 ST W - Not Exist	LAKE FLORES BOUND	EL CONQUISTADOR PKW	MC	UC	U	NA	0.00		N		47.5	D	A	A	22	0	0.090				0	0	0	950	950	0.000				
4090	66 ST W	53 AV W	SR 684	MC	UC	U	2U	0.97	1	US	Y	75.5	D	C	C	22	2473	0.090				223	0	223	1,510	1,287	0.000				01-45
4100	FT HAMER RD EXT - Not Exist	US 301	ERIE RD	MC	MA	U	2U	0.74	1	N		47.5	D	A	D	22	0	0.090				0	793	793	950	157	0.000				
4110	FT HAMER RD EXT - Not Exist	ERIE RD	MOCCASIN WALLOW RD	MC	MA	U	2U	1.92	1	N		47.5	D	A	F	22	0	0.090				0	1,091	1,091	950	-141	0.000				
4120	FT HAMER RD EXT - Not Exist	MOCCASIN WALLOW R	BUCKEYE RD	MC	MA	R	2U	0.39	1	N		48.5	D	A	F	22	0	0.090				0	3,068	3,068	970	-2,098	0.000				
4130	FT HAMER RD EXT - Not Exist	BUCKEYE RD	JJ RD	MC	MAC	R	2U	0.69	1	Y		48.5	D	A	A	22	0	0.090				0	0	0	970	970	0.000				
4140	WHITE EAGLE BLVD	SR 64/RYE RD	GATEWOOD DR	MC	UC	U	4D	1.35	1	Y		169	D	C	C	22	6823	0.090				614	48	662	3,380	2,718					03-18
4150	WHITE EAGLE BLVD	GATEWOOD DR	44 AVE E	MC	UC	U	4D	0.88	1	Y		169	D	C	C	22	7989	0.090				719	14	733	3,380	2,647	0.000				7989
4160	WHITE EAGLE BLVD	44 AV E	MALACHITE DR	MC	UC	U	4D	1.52	1	Y		169	D	C	C	22	7989	0.090				719	0	719	3,380	2,661	0.000				11-03

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: August 1, 2025 5:12 PM

Page 22

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	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
4400	UNIVERSITY PKWY - Not Exist	DAM RD (GANTON A)	CR 675	MC	MA	R	2U	0.30	1		N	0	C	A	A	22	0	0.095				0	0	0	0	0	0.000				
4405	UNIVERSITY PKWY - Not Exist	CR 675	SR 70	MC	MA	T	2U	0.77	1		N	0	C	A	A	22	0	0.090				0	0	0	0	0	0.000				
5000	1 AV W	67 ST W	59 ST W	MC	UC	U	2D	2.00	1		Y	62.5	D	C	C	22	2457	0.090				221	0	221	1,250	1,029	0.000				02-10
5010	67 ST W	SR 64	1 AV W	MC	UC	U	2U	4.00	1	US	Y	62.5	D	C	C	22	3495	0.090				315	11	326	1,250	924	0.000				02-44
5020	30 ST E	38 AVE E	53 AVE E	MC	UC	U	2U	0.80	1		Y	79	D	C	C	22	6543	0.090	O			589	105	694	1,580	886	0.000				07-44
5030	51 AVE E	US 301	33 ST E	MC	UC	U	2U	1.89	1	US	Y	62.5	D	C	C	22	6476	0.090				583	0	583	1,250	667	0.000				05-47
5060	CREEKWOOD BLVD	SR 70	52 PL E	MC	UC	U	4U	10.00	1	US	Y	131	D	C	C	22	4200	0.090				378	0	378	2,620	2,242	0.000				4158
5061	CREEKWOOD BLVD	52 PL E	73 ST E	MC	UC	U	2U	8.33	1	US	Y	62.5	D	C	C	22	4200	0.090				378	0	378	1,250	872	0.000				4158
5062	CREEKWOOD BLVD	73 ST E	44 AV E	MC	UC	U	2U	0.57	1	US	Y	62.5	D	C	C	22	4200	0.090				378	0	378	1,250	872	0.000				4158
5070	TARA BLVD	SR 70	STONE RIVER RD	MC	UC	U	4D	4.76	1	US	Y	131	D	C	C	22	6638	0.090				597	314	911	2,620	1,709	0.000				07-61
5071	TARA BLVD	STONE RIVER RD	TARA PRESERVE LANE	MC	UC	U	4U	1.72	1	US	N	98.5	D	C	C	22	6675	0.090				601	145	746	1,970	1,224	0.000				07-62
5072	TARA BLVD	TARA PRESERVE LN	LINGER LODGE RD	MC	UC	U	2U	1.00	1		Y	47.5	D	C	C	22	2154	0.090				194	0	194	950	756	0.000				07-46
5080	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U	2U	0.00	0		N	59.5	D	C	C	22	1750	0.096	C			168	225	393	1,190	797	0.000				4179
5090	GOLF COURSE RD	FT HAMER RD	RYE RD	MC	MAC	R	2U	0.28	1	US	N	66.5	D	C	F	22	5287	0.095				502	1,887	2,389	1,330	-1,059	0.000				11-17
5092	HARRISON RANCH BLVD	US 301	ERIE RD	MC	UC	U	2U	0.51	1		Y	62.5	D	C	D	22	5650	0.090				509	373	882	1,250	368	0.000				10-61
5093	SILVERLEAF BLVD EXT	US 301	OLD TAMPA RD	MC	UC	U	2U	1.35	1		N	47.5	D	A	A	22	0	0.090				0	0	0	950	950	0.000				n/a
5094	HONORE AV	UNIVERSITY PKY	83 AV E	MC	MA	U	4D	3.70	1		Y	161	D	C	C	22	17379	0.090				1,564	0	1,564	3,220	1,656	0.000				07-54
5095	HONORE AV	83 AV E	COOPER CREEK BLVD	MC	MA	U	2U	2.00	1		Y	65.5	D	F	F	22	17379	0.090				1,564	0	1,564	1,310	-254	0.000				07-54
5096	HONORE AV	COOPER CREEK BLVD	CONESTOGA PL	MC	MA	U	2U	0.65	1		Y	75.5	D	C	C	22	10948	0.090				985	66	1,051	1,510	459	0.000				07-55
5097	HONORE AV	CONESTOGA PL	OLD FARM RD	MC	MA	U	2U	1.89	1		N	47.5	D	F	F	22	10948	0.090				985	59	1,044	950	-94	0.000				07-55

Ali, Basit

From: Nafis Anwari <nafis.anwari@mymanatee.org>
Sent: Wednesday, September 10, 2025 12:39 PM
To: Ali, Basit
Cc: Prony BonnaireFils; Agrusa, Bob
Subject: Re: BayCare HealthHub--U.S. 301 & Red Rooster Road

Good afternoon,

Ref pre-app: PLN2411-0217

Please consider this email as acceptance of the methodology.

Please submit with the PSP with Rezone application the following:

- The accepted methodology
- The Traffic Study
- Synchro/HCS/Sidra files used in the analysis
- D1RPM v2 models (network file, loaded network and SE data) input files used in the analysis
- Proof of coordination with FDOT regarding access to US 301

Nafis Anwari, PhD, EIT | Transportation Planner

Manatee County Government
Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
Office (941)708-7450, ext.7471
Website:mymanatee.org

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From: Ali, Basit <Basit.Ali@kimley-horn.com>
Sent: Tuesday, September 9, 2025 10:13 AM
To: Nafis Anwari <nafis.anwari@mymanatee.org>

Cc: Prony BonnaireFils <prony.bonnairefils@mymanatee.org>; Agrusa, Bob <Bob.Agrusa@kimley-horn.com>
Subject: RE: BayCare HealthHub--U.S. 301 & Red Rooster Road

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Good morning Nafis and Prony,

I am following up on Bob's email to see if you had time to discuss it and how you would like us to proceed.

Thank you,

Basit Ali, P.E.

Kimley-Horn | 201 North Franklin Street, Suite 1400, Tampa, FL 33602

Direct: 813 467 7522 | Office: 813 620 1460

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Agrusa, Bob <Bob.Agrusa@kimley-horn.com>

Sent: Tuesday, September 2, 2025 3:02 PM

To: Nafis Anwari <nafis.anwari@mymanatee.org>

Cc: Ali, Basit <Basit.Ali@kimley-horn.com>; Prony BonnaireFils <prony.bonnairefils@mymanatee.org>

Subject: RE: BayCare HealthHub--U.S. 301 & Red Rooster Road

Hi Nafis,

Using the fitted curve, the AM inbound will be higher than the PM inbound.

Based upon this situation, I would be amicable to evaluating AM conditions only if we can agree on the following terms.

1. The study area will be based upon the PM peak-hour project volumes as already shown in Table 2 of my 8/28/25 letter to Prony.
2. The evaluation of AM operating conditions will be limited to the two proposed driveways (on U.S. 301 and on Red Rooster Road) and at the intersection of U.S. 301 & Red Rooster Road. (The basis of the AM conditions should only involve the turn lane requirements, including lengths, at these driveways or adjacent intersection that will provide access to the site.)
3. The County must provide us with the AM peak-hour vested trips in the area. We do not have this information because the traffic study guidelines primarily focus on the analysis of PM peak-hour conditions. If no AM data is available, no analysis can be done.

If we can agree on all three items, then I will include an AM peak-hour analysis in our study.

Thanks,

Bob

Bob Agrusa, P.E., PTOE | Senior Project Manager

Kimley-Horn | 201 North Franklin Street, Suite 1400, Tampa, FL 33602

Direct: 813-365-7204 | Mobile: 813-786-4366

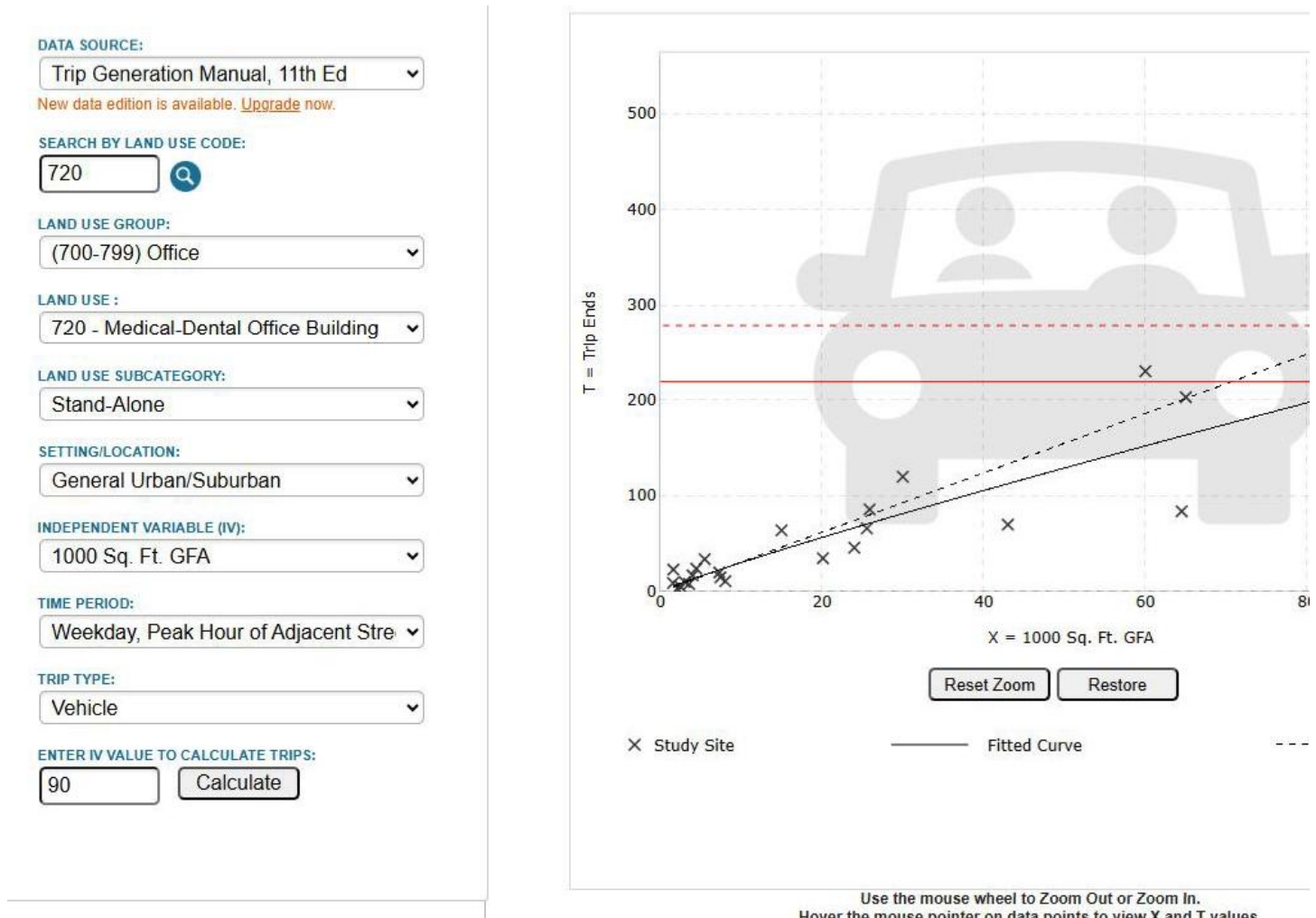
Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Nafis Anwari <nafis.anwari@mymanatee.org>
Sent: Friday, August 29, 2025 8:43 AM
To: Agrusa, Bob <Bob.Agrusa@kimley-horn.com>
Cc: Ali, Basit <Basit.Ali@kimley-horn.com>; Prony BonnaireFils <prony.bonnairefils@mymanatee.org>
Subject: Re: BayCare HealthHub--U.S. 301 & Red Rooster Road

Hello Bob,

There was one more issue that I meant to discuss, but did not get the opportunity.

The AM trips show more inbound trips into the project. This indicates that both AM and PM need to be analyzed.



Please check and let me know.

Regards,

Nafis Anwari, PhD, EIT | Transportation Planner

Manatee County Government
Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
Office (941)708-7450, ext.7471

Website: mymanatee.org

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From: Agrusa, Bob <Bob.Agrusa@kimley-horn.com>
Sent: Thursday, August 28, 2025 4:33 PM
To: Prony BonnaireFils <prony.bonnairefils@mymanatee.org>; Transportation Planning <transportation.planning@mymanatee.org>
Cc: Nafis Anwari <nafis.anwari@mymanatee.org>; Ali, Basit <Basit.Ali@kimley-horn.com>
Subject: BayCare HealthHub--U.S. 301 & Red Rooster Road

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Hi Prony,

Attached for your review/acceptance is the updated traffic methodology letter for the above-referenced project. This methodology has incorporated county comments so please let me know if there are any remaining issues.

Just so you know, we will revert back to the 1-page template for future projects.

Thank you for your time.

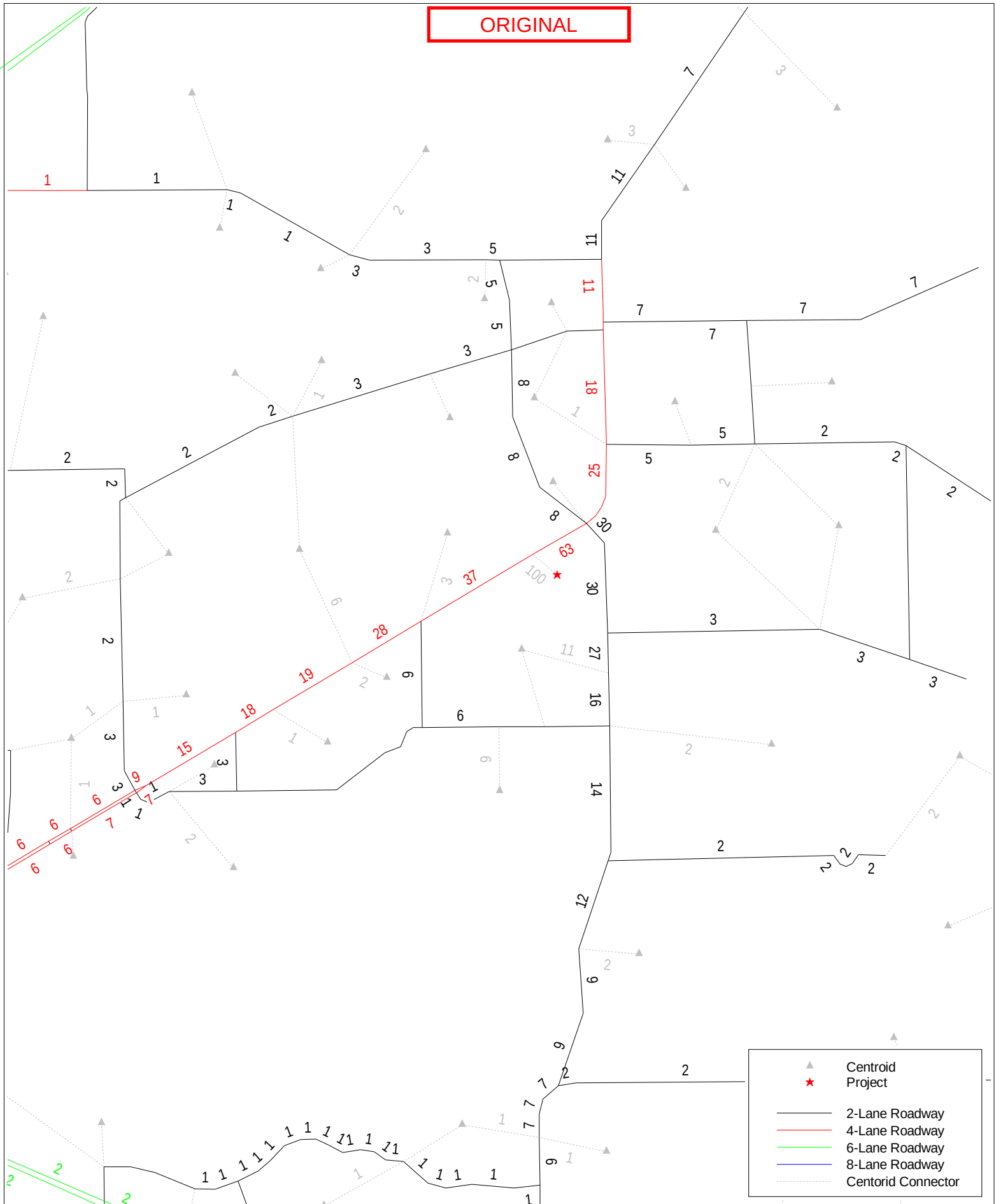
Bob

Bob Agrusa, P.E., PTOE | Senior Project Manager
Kimley-Horn | 201 North Franklin Street, Suite 1400, Tampa, FL 33602
Direct: 813-365-7204 | Mobile: 813-786-4366

[Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For](#)

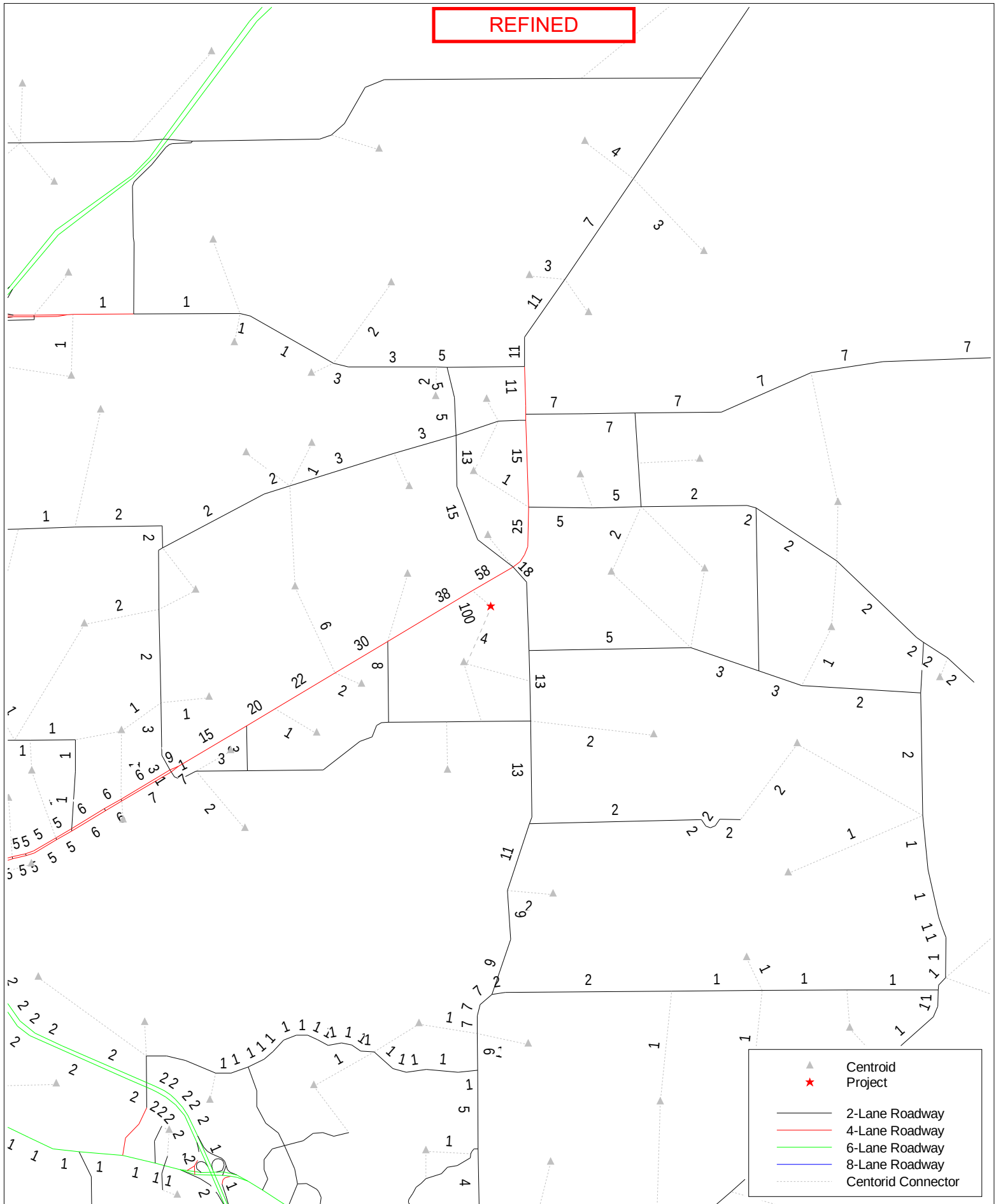
APPENDIX C: TRIP DISTRIBUTION

ORIGINAL



DISTRICT 1 REGIONAL PLANNING MODEL 2023
SELECT ZONE DISTRIBUTION FOR BAYCARE HEALTHHUB
FEBRUARY 2025

REFINED



DISTRICT 1 REGIONAL PLANNING MODEL 2023
SELECT ZONE DISTRIBUTION FOR BAYCARE HEALTHHUB
FEBRUARY 2025

APPENDIX D:
MANATEE COUNTY TRANSPORTATION
CONCURRENCY LINK SHEET AND TRIP
RESERVATION REPORT FOR LINK 3413

MANATEE COUNTY

Concurrency Transportation Link Sheet
Level of Service Analysis
Roadway Segments

OCTOBER 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: October 1, 2025 9:06 AM

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
3400	US 301	I-75	60 AV E	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		24	41000	0.090	O	3,690	403	4,093	5,650	1,557	0.000			0	0051
3405	US 301	60 AV E	VICTORY RD	ST	PA	U	4D	1.35	1	I	Y	187.5	D	F	F		24	42500	0.090	O	3,825	735	4,560	3,750	-810	0.000			0	0052
3406	US 301	VICTORY RD	COLONY DR	ST	PA	U	4D	2.94	1	II	Y	179	D	F	F		24	42500	0.090		3,825	899	4,724	3,580	-1,144	0.000				0052
3407	US 301	COLONY DR	ERIE RD	ST	PA	U	4D	1.49	1	I	Y	179	D	F	F		24	42500	0.090		3,825	686	4,511	3,580	-931	0.000				0052
3410	US 301	ERIE RD	HARRISON RANCH BLVD	ST	PA	U	4D	0.59	1	I	Y	187.5	D	C	F		24	28000	0.090	O	2,520	1,623	4,143	3,750	-393	0.000			0	5077
3412	US 301	HARRISON RANCH	CHIN RD	ST	PA	U	4D	1.89	1	I	Y	187.5	D	C	F		24	23500	0.090		2,115	1,923	4,038	3,750	-288	0.000				0080
3413	US 301	CHIN RD	FT. HAMER	ST	PA	U	4D	0.77	1	I	Y	187.5	D	C	F		24	17000	0.090		1,530	2,718	4,248	3,750	-498	0.000				0081
3414	US 301	FT. HAMER	CR 675	ST	PA	U	4D	1.69	1		Y	179	D	C	F		24	18200	0.090		1,638	3,030	4,668	3,580	-1,088	0.000				0014
3415	US 301	CR 675	SR 62	ST	PA	U	4D	1.27	1		Y	171	C	C	F		24	18200	0.090		1,638	4,294	5,932	3,420	-2,512	0.000				0014
3420	US 301	SR 62	MOCCASIN WALLOW RD	ST	PA	T	2U	2.38	1		Y	81	C	B	F		24	9400	0.090	O	846	4,516	5,362	1,620	-3,742	0.000			0	0060
3421	US 301	MOCCASIN WALLOW R	BUCKEYE RD	ST	PA	T	2U	0.33	1		Y	77.5	C	C	F		24	9400	0.090		846	5,243	6,089	1,550	-4,539	0.000				0060
3422	US 301	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	R	2U	0.41	1		Y	39.5	C	D	E		24	9400	0.090		846	1,515	2,361	790	-1,571	0.000				0085
3430	VICTORY RD	MENDOZA RD	US 301	MC	UC	U	2U	1.28	1		Y	62.5	D	D	D		24	7602	0.090	O	684	42	726	1,250	524	0.000			0	09-06
3440	WHITFIELD AV E	US 41	9 ST E	MC	UC	U	2U	0.79	1	US	Y	47.5	D	C	C		24	2103	0.090	O	189	0	189	950	761	0.000			0	06-09
3450	WHITFIELD AV E	9 ST E	301 BLVD	MC	MA	U	2U	1.96	1		Y	47.5	D	D	D		24	7708	0.090	O	694	0	694	950	256	0.000			0	06-13
3460	WHITFIELD AV E	301 BLVD	US 301	MC	MA	U	2U	1.18	1		Y	75.5	D	C	C		24	10776	0.090	O	970	112	1,082	1,510	428	0.000			0	07-02
3470	WHITFIELD AV E	US 301	PROSPECT RD	MC	MA	U	2U	1.08	1		Y	75.5	D	C	C		24	7160	0.090	O	644	18	662	1,510	848	0.000			0	07-29
3480	WHITFIELD AV	PROSPECT RD	LOCKWOOD RIDGE RD	MC	MA	U	2U	1.20	1		Y	75.5	D	C	C		24	5468	0.090	O	492	0	492	1,510	1,018	0.000			0	06-02
3490	WHITFIELD AV E	LOCKWOOD RIDGE RD	UNIVERSITY PKY	MC	UC	U	2U	0.34	1		Y	65.5	D	D	D		24	11084	0.090		998	49	1,047	1,310	263	0.000				07-24
3500	49 AVE E - Not Exist	MENDOZA RD	49 ST E	MC	MA	U	2U	0.77	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				

LINK 3413

Foxbrook	02-069	was 10	now 10
Willow Bend	16-035	was 28	now 1
Creekside Oaks	08-055	was 73	now 10
Commercial			
Crosswind Point	09-001	was 83	now 10
The Aviary	15-002	was 124	now 74
Parrish Oaks	16-034	was 221	now 64
		was 63	now 0
		was 67	now 0
US 301 Self Storage	20-040	was 73	now 38

Manatee County Planning Department

Concurrency Reservations

Project Transportation Links

Report run on: September 19, 2025 9:18 AM

Link No 3413 On US 301 from CHIN RD to FT. HAMER						
Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	23
FOXBROOK PH III	PDR/PDC-98-06/FSP-01-120	13-AUG-2002	Active	02-069	26-JUN-2005	10
WILLOW BEND	PDR-04-18/FSP-14-04(R)	07-JUN-2004	Active	16-035	09-JUL-2027	1 -28
CREEKSIDE OAKS COMMERCIAL/VICTORIA ESTATES	PDC-04-38(Z)(P)	16-AUG-2004	Active	08-055	11-OCT-2024	10 -73
CROSSWIND POINT (FKA PARRISH PLANTATION)	PDMU-07-07(Z)(P) FKA PDR-05-20(Z)(P)	22-MAR-2005	Active	09-001	12-OCT-2024	10 -83
PARRISH LAKES DRI #28	ORD-17-36/PDMU-16-16(Z)(G)	05-APR-2010	Active	17-058	16-DEC-2039	0
SUMMERWOODS	PDR-19-19(P)	11-OCT-2010	Active	20-083	23-AUG-2025	0
THE AVIARY AT RUTLAND RANCH	PDR-12-03(P)/14-S-71(P)	14-OCT-2014	Active	15-002	23-DEC-2028	74 -124
PARRISH OAKS FKA 301 OXFORD, LLP/301 OXFORD	PDMU-15-14(Z)(P)	18-AUG-2015	Active	16-034	10-APR-2024	64 -221
PARRISH OAKS FKA 301 OXFORD, LLP/301 OXFORD	PDMU-15-14(Z)(P)	18-AUG-2015	Active	16-034	10-APR-2024	0 -63
PARRISH OAKS FKA 301 OXFORD, LLP/301 OXFORD	PDMU-15-14(Z)(P)	18-AUG-2015	Active	16-034	10-APR-2024	0 -67
HAVAL FARMS	PDMU-17-26(Z)(G)	31-OCT-2017	Active	19-079	27-JUL-2033	452
PROSPERITY LAKES / IA MANATEE/IA MANATEE, LLC	PDMU-19-07(Z)(G)	15-APR-2019	Active	20-017	13-JAN-2030	258
US 301 SELF STORAGE AND RETAIL	19-S-42(P)/FSP-19-58	23-AUG-2019	Active	20-040	26-MAR-2027	38 -73
CROSS CREEK SUBDIVISION PH ID, IE, IF	PDMU-11-13(P)/19-S-52(P)/FSP-19-87	23-OCT-2019	Active	21-006	30-JUN-2028	0
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	433
SHOPS AT HARRISON RANCH PRELIMINARY SITE PLAN	PDMU-11-12/PSP-21-162	06-AUG-2021	Active	23-015	22-FEB-2026	237
	PDR-23-02(Z)(P)	19-OCT-2022	Active	23-082	15-AUG-2029	104

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: September 19, 2025 9:18 AM

Link No 3413

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
OXFORD LANDING PDR PSP/OWNBEY-BECKETT- OXFORD-ANDERSON						
PARRISH SELF STORAGE	PDC-21- 05(P)/FSP-24-84	06-JUN-2024	Active	25-015	07-FEB-2028	7
FT HAMER WENDY'S	PDC-21- 05(P)/FSP-24- 137	21-AUG-2024	Active	25-056	15-MAY-2028	20
CROSSWIND RANCH MASTER GDP	PDMU-24-30(G)	23-SEP-2024	Active	25-043	30-JUL-2028	477
AUTOZONE FORT HAMER	PDC-21- 05(P)/FSP-24- 154	25-OCT-2024	Active	25-078	09-SEP-2028	15
Total Reservations:						2,233 2,768

Report Totals

Total Links Listed: 1 Total Trips for all Links: ~~2,768~~ 2,233

Report Parameters Chosen

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

Link Number: %3413

APPENDIX E:
RAW TURNING MOVEMENT COUNTS,
SEASON CONVERSION FACTOR (SF) &
SIGNAL TIMINGS



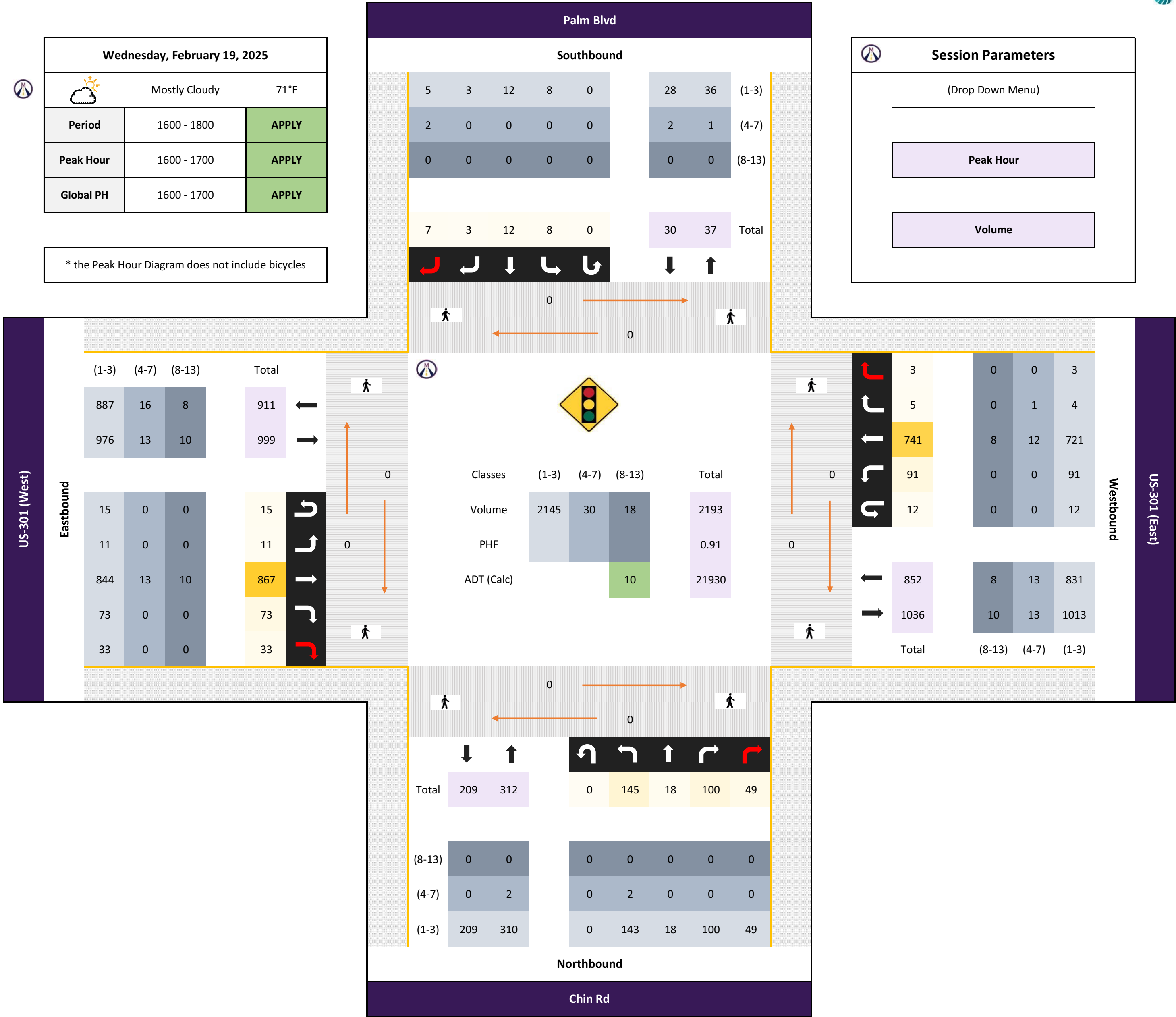
[Click here for Map](#)

Peak Hour Turning Movement Count

Manatee County, FL



www.marrtraffic.com





[Click here for Map](#)

Peak Hour Turning Movement Count

Manatee County, FL



www.marrtraffic.com



Wednesday, February 19, 2025		
	Mostly Cloudy	71°F
Period	1600 - 1800	APPLY
Peak Hour	1600 - 1700	APPLY
Global PH	1600 - 1700	APPLY

* the Peak Hour Diagram does not include bicycles

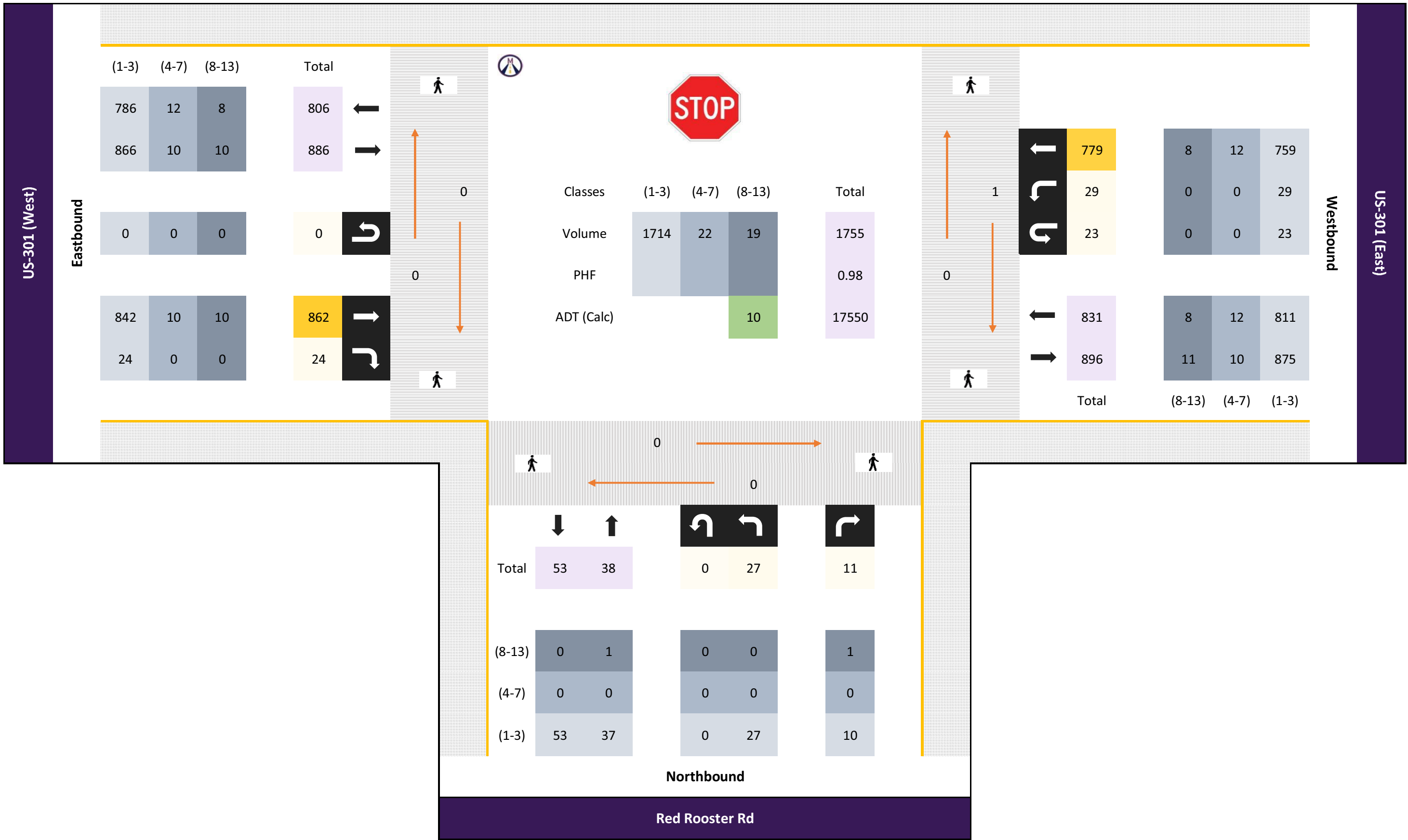


Session Parameters

(Drop Down Menu)

Peak Hour

Volume





Marr Traffic

www.marrtraffic.com



[Click here for Map](#)

Wednesday, February 19, 2025		
	Mostly Cloudy	71°F
Period	1600 - 1800	APPLY
Peak Hour	1600 - 1700	APPLY
Global PH	1600 - 1700	APPLY

* the Peak Hour Diagram does not include bicycles

Fort Hamer Rd (North)

Southbound

119	33	237	49	6		444	398	(1-3)
0	0	12	1	0		13	12	(4-7)
1	0	1	0	0		2	4	(8-13)

120	33	250	50	6		459	414	Total
-----	----	-----	----	---	--	-----	-----	-------

0

0

Session Parameters	
(Drop Down Menu)	
<div>Peak Hour</div>	
<div>Volume</div>	

US-301 (West)

Eastbound

Classes	(1-3)	(4-7)	(8-13)	Total
Volume	2600	58	30	2688
PHF	0.97			
ADT (Calc)			10	26880

Westbound

Classes	(1-3)	(4-7)	(8-13)	Total
Volume	2600	58	30	2688
PHF	0.97			
ADT (Calc)			10	26880

US-301 (East)

Eastbound

Classes	(1-3)	(4-7)	(8-13)	Total
Volume	2600	58	30	2688
PHF	0.97			
ADT (Calc)			10	26880

Westbound

Classes	(1-3)	(4-7)	(8-13)	Total
Volume	2600	58	30	2688
PHF	0.97			
ADT (Calc)			10	26880

Diagram illustrating the traffic flow and volume for the Northbound approach to the roundabout. The diagram shows the roundabout layout with five exits, each with a corresponding traffic volume.

Exit	Volume
Exit 1 (Left Turn)	0
Exit 2 (Left Turn)	220
Exit 3 (Through/Right Turn)	223
Exit 4 (Left Turn)	93
Exit 5 (Left Turn)	164

Total Northbound Volume: 599

Southbound Volume: 577

Eastbound Volume: 577

Westbound Volume: 577



[Click here for Map](#)

Peak Hour Turning Movement Count

Manatee County, FL

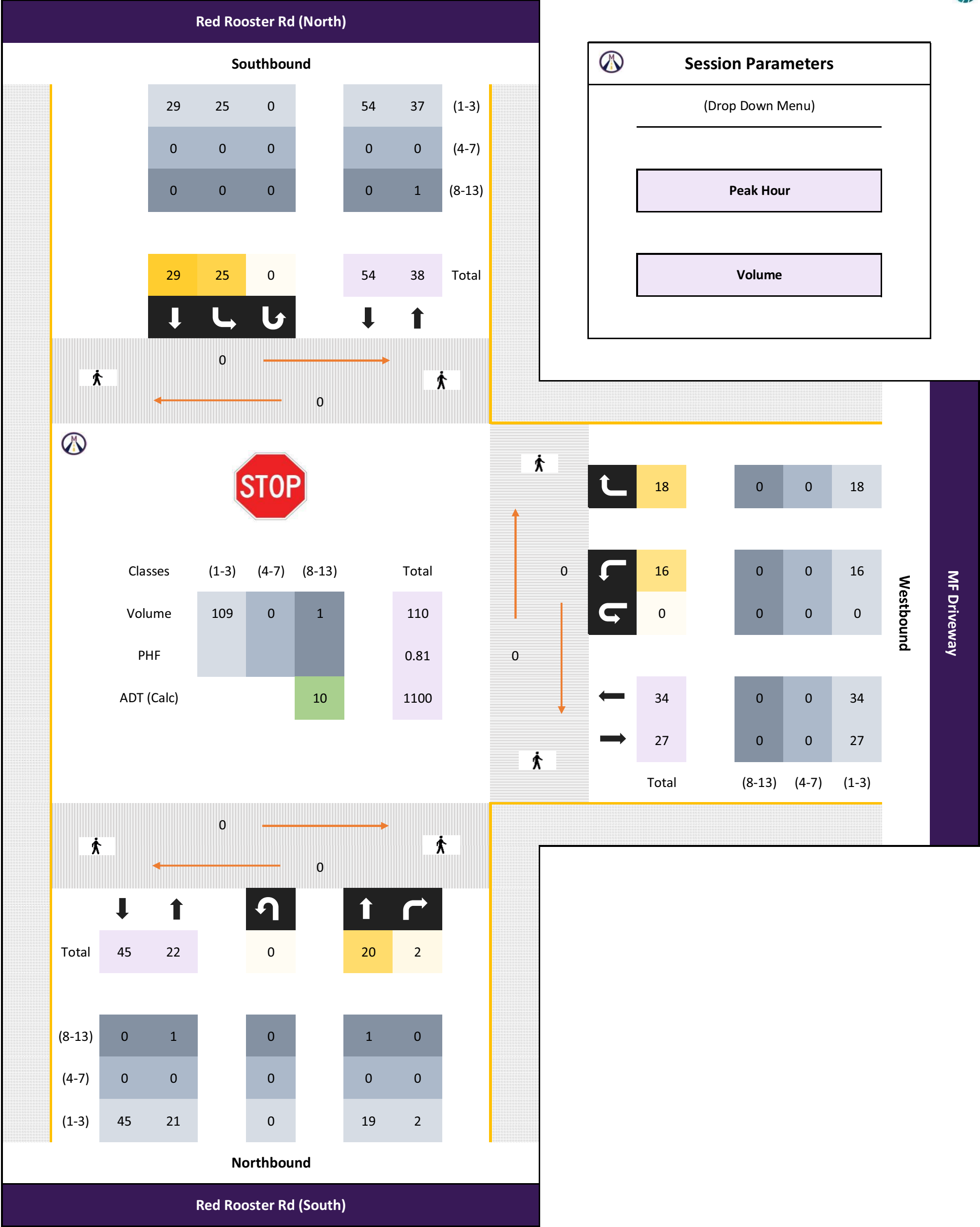


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Wednesday, February 19, 2025		
	Mostly Cloudy	71°F
Period	1600 - 1800	APPLY
Peak Hour	1600 - 1700	APPLY
Global PH	1600 - 1700	APPLY

* the Peak Hour Diagram does not include bicycles



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

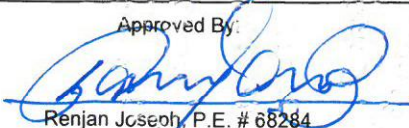
04-MAR-2025 16:32:50

830UPD

1_1300_PKSEASON.TXT

FDOT - DISTRICT 1
Signal Timing Report
 (For isolated traffic signal)

Drawn By:	EMC
Date:	06/20/16
Checked By:	RS
Date:	06/20/16

Approved By:	
	Renjan Joseph, P.E. # 68284
Date:	06/30/2016

Revisions	Location Details	
12/2015: Updated Yellow and All Red for NB.	Section: 13020	Mile Post: 8.537
	Major Street: US 301 (SR 43)	Orientation: E-W
	Minor Street: Chin Rd / Palm Blvd	Orientation: N-S
	Sig ID: 1027	
	Implemented:	

Disclaimer Statement

The revisions noted above are the only timing parameters being approved. The remaining timing data was previously approved as part of previous revisions or as part of previous retiming efforts.

Controller Timings									
Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB	SB	NB	WBL	EB			
Turn Type	Prot		Split/Lead	Split/Lag	Prot				
Min Green	5	15	7	7	5	15			
Ext	3.0	5.0	3.0	3.0	3.0	5.0			
Yellow	5.2	5.2	3.4	4.5	5.2	5.2			
All Red	3.0	2.0	6.0	2.3	3.0	2.0			
Max I	20	50	20	30	20	50			
Max II	45	45	45	45	45	45			
Max Limit		60				60			
Adjust By		10				10			
Walk		7	7	7		7			
Flashing Don't Walk		27	38	38		22			
Detector Memory									
Det. Cross Switch.									
Dual Entry		ON				ON			
Recall		MIN				MIN			

	SOP 9			
Ring - 1	1	2	3	4
Ring - 2	5	6		

Notes:

- 1) Program 8 sec detection delay for minor side street right turn movements

This document has been digitally signed and sealed by

FDOT - DISTRICT 1
801 N Broadway Ave, Bartow, FL 33830
Signal Timing Report
(For isolated traffic signal)

Drawn By:	EME
Date:	08/2019
Checked By:	RM
Date:	08/2019

on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Revisions	Location Details	
02/2019: Added FYA delay.	Section: 13020000	Mile Post: 9.827
	Major Street: Ft Hamer Rd / 121st Ave	Orientation: N-S
	Minor Street: US 301	Orientation: E-W
	Sig ID: 1503	
	Implemented: 2/14/2019	
Disclaimer Statement		
The revisions noted above are the only timing parameters being approved. The remaining timing data was previously approved as part of previous revisions or as part of previous retiming efforts or other projects.		

Controller Timings									
Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB		NB	WBL	EB	NBL	SB	
Turn Type	Prot				Prot		Prot/Perm		FYA=Ø7
Min Green	5	18		10	5	18	5	7	
Ext	3.0	2.0		3.0	3.0	2.0	3.0	3.0	
Yellow	5.2	5.2		4.9	5.2	5.2	4.9	4.9	
All Red	3.0	2.0		3.2	3.1	2.0	3.2	3.2	
Max I	20	60		30	20	60	15	30	
Max II									
Max Limit	30	90			30	90			
Adjust By	5	10			5	10			
Walk		7		7		7		7	
Flashing Don't Walk		15		37		21		41	
Detector Memory									
Det. Cross Switch.							YES		
Dual Entry		ON		ON		ON		ON	
Recall		MIN				MIN			

SPECIAL SOP

Ring - 1	1	2	4
Ring - 2	5	6	7 8

Notes:

- 1) Program Overlap A as EBR to come up with Movement 7 with 5.2 seconds of Yellow, 2.0 seconds of All Red, and 5.0 seconds of Minimum Green intervals.
- 2) Program 8 Seconds detection delay for minor street right turn movements.
- 3) Program 3 seconds of detection delay for Movement 7
- 4) Controller Brand: Naztec
- 5) Program 2 seconds "FYA Delay" for movement 7

APPENDIX F:
VOLUME DEVELOPMENT WORKSHEETS

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: US 301 & Chin Road
COUNT DATE: February 19, 2025
PM PEAK HOUR FACTOR: 0.91

"PM EXISTING TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		15	11	867	106	12	91	741	8	0	145	18	149	0	8	12	10
Seasonal Correction Factor		0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930
PM EXISTING CONDITIONS		14	10	806	99	11	85	689	7	0	135	17	139	0	7	11	9
"PM BACKGROUND TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips		12	6	925	76	1	63	901	8	0	123	12	90	0	6	4	7
TOTAL "VESTED" TRAFFIC		12	6	925	76	1	63	901	8		123	12	90		6	4	7
PM NON-PROJECT TRAFFIC		26	16	1,731	175	12	148	1,590	15	0	258	29	229	0	13	15	16
"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
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			29			18	69					8				
PM TOTAL PROJECT TRAFFIC		0	0	29	0	0	18	69	0	0	0	0	8	0	0	0	0
PM TOTAL TRAFFIC		26	16	1,760	175	12	166	1,659	15	0	258	29	237	0	13	15	16

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: US 301 & Red Rooster Road
COUNT DATE: February 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		0		862	24	23	29	779		0	27		11				
Seasonal Correction Factor		0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930
PM EXISTING CONDITIONS		0		802	22	21	27	724		0	25		10				
"PM BACKGROUND TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips				1,116				1,117									
TOTAL "VESTED" TRAFFIC				1,116				1,117									
PM NON-PROJECT TRAFFIC		0		1,918	22	21	27	1,841		0	25		10				
"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
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	53		98			56				34		34				
PM TOTAL PROJECT TRAFFIC		53		98	0	0	56	0		0	34		34				
PM TOTAL TRAFFIC		53		2,016	22	21	83	1,841		0	59		44				

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: US 301 & Fort Hamer Road
COUNT DATE: February 19, 2025
PM PEAK HOUR FACTOR: 0.97

"PM EXISTING TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		22	166	525	182	5	167	443	19	0	220	223	257	6	50	250	153
Seasonal Correction Factor		0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930
PM EXISTING CONDITIONS		20	154	488	169	5	155	412	18	0	205	207	239	6	47	233	142
"PM BACKGROUND TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips		12	111	822	171	0	125	782	11	0	195	179	213	4	37	199	128
TOTAL "VESTED" TRAFFIC		12	111	822	171		125	782	11		195	179	213	4	37	199	128
PM NON-PROJECT TRAFFIC		32	265	1,310	340	5	280	1,194	29	0	400	386	452	10	84	432	270
"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
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		34	57	41			25			18						15
PM TOTAL PROJECT TRAFFIC		0	34	57	41	0	0	25	0	0	18	0	0	0	0	0	15
PM TOTAL TRAFFIC		32	299	1,367	381	5	280	1,219	29	0	418	386	452	10	84	432	285

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: US 301 & Main Driveway
COUNT DATE: February 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				886				806									
Seasonal Correction Factor		0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930
PM EXISTING CONDITIONS				824				750									
"PM BACKGROUND TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips				1,116				1,117									
TOTAL "VESTED" TRAFFIC				1,116				1,117									
PM NON-PROJECT TRAFFIC				1,940				1,867									
"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
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				37			87					151				
PM TOTAL PROJECT TRAFFIC				0	37			87					151				
PM TOTAL TRAFFIC				1,940	37			1,954					151				

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: Red Rooster Road & East Driveway
 COUNT DATE: February 19, 2025
 PM PEAK HOUR FACTOR: 0.81

"PM EXISTING TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements												38				54	
Seasonal Correction Factor		0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930	0.930
PM EXISTING CONDITIONS												35				50	
"PM BACKGROUND TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips																	
TOTAL "VESTED" TRAFFIC																	
PM NON-PROJECT TRAFFIC												35				50	
"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
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		68		9						4						56
PM TOTAL PROJECT TRAFFIC			68		9						4	0				0	56
PM TOTAL TRAFFIC			68		9						4	35				50	56

**APPENDIX G:
SYNCHRO INTERSECTION OUTPUT
WORKSHEETS**

EXISTING TRAFFIC CONDITIONS

BayCare HealthHub
1: Chin Road/Palm Boulevard & US 301

Existing PM Peak Hour
Timing Plan: PM Peak Hour

									
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT
Lane Configurations									
Traffic Volume (vph)	24	806	99	96	689	7	135	17	11
Future Volume (vph)	24	806	99	96	689	7	135	17	11
Lane Group Flow (vph)	26	886	109	105	757	8	148	172	30
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Split	NA	NA
Protected Phases	1	6		5	2		4	4	8
Permitted Phases			6			2			
Detector Phase	1	6	6	5	2	2	4	4	8
Switch Phase									
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	7.0	7.0	5.0
Minimum Split (s)	13.2	22.2	22.2	13.2	41.2	41.2	13.8	13.8	14.4
Total Split (s)	20.0	50.0	50.0	20.0	50.0	50.0	30.0	30.0	20.0
Total Split (%)	16.7%	41.7%	41.7%	16.7%	41.7%	41.7%	25.0%	25.0%	16.7%
Yellow Time (s)	5.2	5.2	5.2	5.2	5.2	5.2	4.5	4.5	3.4
All-Red Time (s)	3.0	2.0	2.0	3.0	2.0	2.0	2.3	2.3	6.0
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)	8.2	7.2	7.2	8.2	7.2	7.2	6.8	6.8	9.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes			
Recall Mode	Max	Min	Min	None	Min	Min	None	None	None
v/c Ratio	0.10	0.56	0.14	0.51	0.59	0.01	0.56	0.46	0.20
Control Delay (s/veh)	44.9	25.1	0.4	53.5	26.9	0.0	48.1	13.8	39.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.9	25.1	0.4	53.5	26.9	0.0	48.1	13.8	39.4
Queue Length 50th (ft)	15	237	0	63	198	0	89	11	12
Queue Length 95th (ft)	46	344	0	135	289	0	168	74	45
Internal Link Dist (ft)		5332			5304			725	476
Turn Bay Length (ft)	400		190	425		190	300		
Base Capacity (vph)	254	1888	921	254	1870	826	495	563	235
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.47	0.12	0.41	0.40	0.01	0.30	0.31	0.13

Intersection Summary

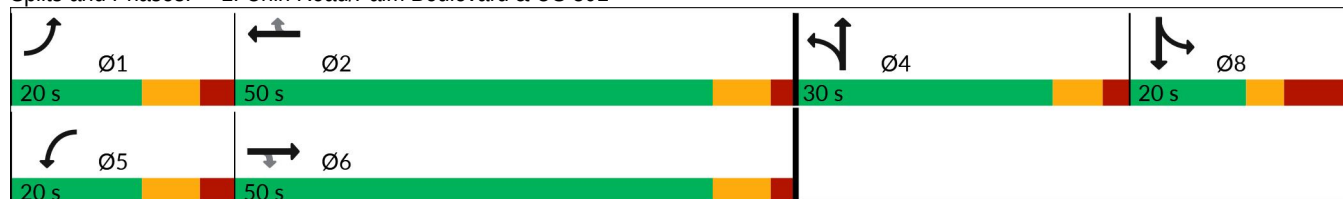
Cycle Length: 120

Actuated Cycle Length: 89.9

Natural Cycle: 85

Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Chin Road/Palm Boulevard & US 301



BayCare HealthHub
1: Chin Road/Palm Boulevard & US 301

Existing PM Peak Hour
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	806	99	96	689	7	135	17	139	7	11	9
Future Volume (veh/h)	24	806	99	96	689	7	135	17	139	7	11	9
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	1856	1900	1900	1841	1707	1885	1900	1885	1900	1900	1900
Adj Flow Rate, veh/h	26	886	73	105	757	5	148	19	99	8	12	2
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	3	0	0	4	13	1	0	1	0	0	0
Cap, veh/h	267	1451	630	136	1173	461	207	31	159	16	24	4
Arrive On Green	0.15	0.39	0.39	0.08	0.32	0.32	0.12	0.12	0.12	0.02	0.02	0.02
Sat Flow, veh/h	1810	3711	1610	1810	3681	1447	1795	266	1385	668	1002	167
Grp Volume(v), veh/h	26	886	73	105	757	5	148	0	118	22	0	0
Grp Sat Flow(s),veh/h/ln	1810	1856	1610	1810	1841	1447	1795	0	1651	1837	0	0
Q Serve(g_s), s	1.0	15.3	2.3	4.6	14.1	0.2	6.4	0.0	5.5	0.9	0.0	0.0
Cycle Q Clear(g_c), s	1.0	15.3	2.3	4.6	14.1	0.2	6.4	0.0	5.5	0.9	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.84	0.36		0.09
Lane Grp Cap(c), veh/h	267	1451	630	136	1173	461	207	0	190	44	0	0
V/C Ratio(X)	0.10	0.61	0.12	0.77	0.65	0.01	0.72	0.00	0.62	0.50	0.00	0.00
Avail Cap(c_a), veh/h	267	1984	861	267	1968	774	520	0	478	243	0	0
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	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	29.5	19.5	15.6	36.4	23.4	18.7	34.2	0.0	33.8	38.6	0.0	0.0
Incr Delay (d2), s/veh	0.7	0.9	0.2	9.0	1.3	0.0	4.6	0.0	3.3	8.3	0.0	0.0
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(95%),veh/ln	0.8	9.8	1.4	4.0	9.5	0.1	5.2	0.0	4.0	0.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	30.2	20.4	15.7	45.3	24.7	18.7	38.7	0.0	37.0	46.9	0.0	0.0
LnGrp LOS	C	C	B	D	C	B	D		D	D		
Approach Vol, veh/h		985			867			266			22	
Approach Delay, s/veh		20.3			27.1			38.0			46.9	
Approach LOS		C			C			D			D	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	20.0	32.7		16.0	14.2	38.5		11.3				
Change Period (Y+Rc), s	8.2	7.2		6.8	8.2	7.2		9.4				
Max Green Setting (Gmax), s	11.8	42.8		23.2	11.8	42.8		10.6				
Max Q Clear Time (g_c+I1), s	3.0	16.1		8.4	6.6	17.3		2.9				
Green Ext Time (p_c), s	0.0	9.4		0.9	0.1	11.5		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh			25.6									
HCM 7th LOS			C									
Notes												
User approved pedestrian interval to be less than phase max green.												

HCM 7th Signalized Intersection Summary
12/18/2025

Intersection								
Int Delay, s/veh	0.7							
Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Vol, veh/h	0	802	22	21	27	724	25	10
Future Vol, veh/h	0	802	22	21	27	724	25	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	None
Storage Length	475	-	-	-	450	-	0	-
Veh in Median Storage, #	-	0	-	-	-	0	2	-
Grade, %	-	0	-	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	2	0	0	0	3	2	5
Mvmt Flow	0	818	22	21	28	739	26	10
Major/Minor	Major1		Major2		Minor1			
Conflicting Flow All	739	0	0	841	841	0	1297	420
Stage 1	-	-	-	-	-	-	830	-
Stage 2	-	-	-	-	-	-	467	-
Critical Hdwy	6.4	-	-	6.4	4.1	-	6.84	7
Critical Hdwy Stg 1	-	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.5	-	-	2.5	2.2	-	3.52	3.35
Pot Cap-1 Maneuver	495	-	-	426	803	-	154	573
Stage 1	-	-	-	-	-	-	389	-
Stage 2	-	-	-	-	-	-	597	-
Platoon blocked, %		-	-			-		
Mov Cap-1 Maneuver	495	-	-	573	573	-	140	573
Mov Cap-2 Maneuver	-	-	-	-	-	-	324	-
Stage 1	-	-	-	-	-	-	389	-
Stage 2	-	-	-	-	-	-	546	-
Approach	EB		WB		NB			
HCM Ctrl Dly, s/v	0		0.74		15.75			
HCM LOS	C							
Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT		
Capacity (veh/h)	370	495	-	-	573	-		
HCM Lane V/C Ratio	0.096	-	-	-	0.085	-		
HCM Ctrl Dly (s/v)	15.8	0	-	-	11.9	-		
HCM Lane LOS	C	A	-	-	B	-		
HCM 95th %tile Q(veh)	0.3	0	-	-	0.3	-		

BayCare HealthHub
3: Fort Hamer Road & US 301

Existing PM Peak Hour
Timing Plan: PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	174	488	169	160	412	18	53	233	142	205	207	239
Future Volume (vph)	174	488	169	160	412	18	53	233	142	205	207	239
Lane Group Flow (vph)	179	503	174	165	425	19	55	240	146	211	213	246
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	3	8	1	7	4	5
Permitted Phases			6			2			8			4
Detector Phase	1	6	7	5	2	3	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	5.0	18.0	5.0	5.0	18.0	5.0	5.0	7.0	5.0	5.0	10.0	5.0
Minimum Split (s)	13.2	40.0	13.1	13.3	30.0	13.1	13.1	15.1	13.2	13.1	25.0	13.3
Total Split (s)	20.0	60.0	15.0	20.0	60.0	15.0	15.0	30.0	20.0	15.0	30.0	20.0
Total Split (%)	16.0%	48.0%	12.0%	16.0%	48.0%	12.0%	12.0%	24.0%	16.0%	12.0%	24.0%	16.0%
Yellow Time (s)	5.2	5.2	4.9	5.2	5.2	4.9	4.9	4.9	5.2	4.9	4.9	5.2
All-Red Time (s)	3.0	2.0	3.2	3.1	2.0	3.2	3.2	3.2	3.0	3.2	3.2	3.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	7.2	8.1	8.3	7.2	8.1	8.1	8.1	8.2	8.1	8.1	8.3
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Min	None	None	Min	None	None	None	None	None	None	None
v/c Ratio	0.45	0.63	0.25	0.69	0.48	0.03	0.40	0.68	0.20	0.73	0.51	0.29
Control Delay (s/veh)	39.6	35.1	5.8	52.6	30.9	0.1	48.2	42.2	3.4	55.4	35.0	3.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	39.6	35.1	5.8	52.6	30.9	0.1	48.2	42.2	3.4	55.4	35.0	3.4
Queue Length 50th (ft)	46	126	7	87	102	0	29	122	0	56	108	2
Queue Length 95th (ft)	81	189	50	#198	162	0	72	206	32	#119	185	45
Internal Link Dist (ft)		1345			3097			537			659	
Turn Bay Length (ft)	470		175	725		375	380		300	410		400
Base Capacity (vph)	495	2286	700	240	2243	674	141	474	771	289	490	846
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.36	0.22	0.25	0.69	0.19	0.03	0.39	0.51	0.19	0.73	0.43	0.29

Intersection Summary

Cycle Length: 125

Actuated Cycle Length: 85.4

Natural Cycle: 95

Control Type: Actuated-Uncoordinated

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Fort Hamer Road & US 301

 Ø1	 Ø2	 Ø3	 Ø4
20 s	60 s	15 s	30 s
 Ø5	 Ø6	 Ø7	 Ø8
20 s	60 s	15 s	30 s

BayCare HealthHub
3: Fort Hamer Road & US 301

Existing PM Peak Hour
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	174	488	169	160	412	18	53	233	142	205	207	239
Future Volume (veh/h)	174	488	169	160	412	18	53	233	142	205	207	239
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	1885	1856	1870	1856	1826	1767	1856	1856	1900	1885	1841	1841
Adj Flow Rate, veh/h	179	503	75	165	425	9	55	240	22	211	213	77
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	3	2	3	5	9	3	3	0	1	4	4
Cap, veh/h	273	861	499	203	994	475	79	300	383	297	368	491
Arrive On Green	0.08	0.23	0.23	0.11	0.27	0.27	0.04	0.16	0.16	0.08	0.20	0.20
Sat Flow, veh/h	3591	3711	1585	1767	3652	1497	1767	1856	1610	3591	1841	1560
Grp Volume(v), veh/h	179	503	75	165	425	9	55	240	22	211	213	77
Grp Sat Flow(s),veh/h/ln	1795	1856	1585	1767	1826	1497	1767	1856	1610	1795	1841	1560
Q Serve(g_s), s	3.8	9.3	2.6	7.1	7.4	0.3	2.4	9.7	0.8	4.4	8.1	2.8
Cycle Q Clear(g_c), s	3.8	9.3	2.6	7.1	7.4	0.3	2.4	9.7	0.8	4.4	8.1	2.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	273	861	499	203	994	475	79	300	383	297	368	491
V/C Ratio(X)	0.66	0.58	0.15	0.81	0.43	0.02	0.70	0.80	0.06	0.71	0.58	0.16
Avail Cap(c_a), veh/h	546	2526	1210	267	2486	1086	157	524	577	319	520	619
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	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	34.9	26.5	19.1	33.5	23.2	18.2	36.5	31.3	22.8	34.7	28.1	19.2
Incr Delay (d2), s/veh	2.7	0.2	0.1	13.4	0.1	0.0	10.4	4.9	0.1	6.7	1.4	0.1
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(95%),veh/ln	2.9	6.7	1.6	6.4	5.2	0.2	2.2	7.9	0.5	3.8	6.3	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	37.5	26.7	19.2	46.9	23.4	18.2	47.0	36.2	22.9	41.3	29.5	19.3
LnGrp LOS	D	C	B	D	C	B	D	D	C	D	C	B
Approach Vol, veh/h		757			599			317			501	
Approach Delay, s/veh		28.5			29.8			37.1			32.9	
Approach LOS		C			C			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.1	28.3	11.6	23.6	17.2	25.2	14.5	20.7				
Change Period (Y+Rc), s	8.2	7.2	8.1	8.1	8.3	7.2	8.1	8.1				
Max Green Setting (Gmax), s	11.8	52.8	6.9	21.9	11.7	52.8	6.9	21.9				
Max Q Clear Time (g_c+I1), s	5.8	9.4	4.4	10.1	9.1	11.3	6.4	11.7				
Green Ext Time (p_c), s	0.3	1.6	0.0	1.0	0.1	2.0	0.0	0.9				
Intersection Summary												
HCM 7th Control Delay, s/veh			31.1									
HCM 7th LOS			C									

HCM 7th Signalized Intersection Summary
12/18/2025

BACKGROUND TRAFFIC CONDITIONS

BayCare HealthHub
1: Chin Road/Palm Boulevard & US 301

Background PM Peak Hour
Timing Plan: PM Peak Hour

									
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT
Lane Configurations									
Traffic Volume (vph)	42	1731	175	160	1590	15	258	29	15
Future Volume (vph)	42	1731	175	160	1590	15	258	29	15
Lane Group Flow (vph)	46	1902	192	176	1747	16	284	284	48
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Split	NA	NA
Protected Phases	1	6		5	2		4	4	8
Permitted Phases			6			2			
Detector Phase	1	6	6	5	2	2	4	4	8
Switch Phase									
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	7.0	7.0	5.0
Minimum Split (s)	13.2	22.2	22.2	13.2	41.2	41.2	13.8	13.8	14.4
Total Split (s)	20.0	50.0	50.0	20.0	50.0	50.0	30.0	30.0	20.0
Total Split (%)	16.7%	41.7%	41.7%	16.7%	41.7%	41.7%	25.0%	25.0%	16.7%
Yellow Time (s)	5.2	5.2	5.2	5.2	5.2	5.2	4.5	4.5	3.4
All-Red Time (s)	3.0	2.0	2.0	3.0	2.0	2.0	2.3	2.3	6.0
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)	8.2	7.2	7.2	8.2	7.2	7.2	6.8	6.8	9.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes			
Recall Mode	Max	Min	Min	None	Min	Min	None	None	None
v/c Ratio	0.24	1.34	0.26	0.92	1.24	0.02	0.85	0.56	0.35
Control Delay (s/veh)	52.7	186.4	4.5	98.8	145.5	0.1	68.4	12.3	43.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.7	186.4	4.5	98.8	145.5	0.1	68.4	12.3	43.4
Queue Length 50th (ft)	32	~984	0	134	~871	0	207	20	22
Queue Length 95th (ft)	72	#1162	47	#286	#1048	0	#356	102	61
Internal Link Dist (ft)		11513			5304			725	476
Turn Bay Length (ft)	400		190	425		190	300		
Base Capacity (vph)	192	1424	743	192	1411	671	374	541	186
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	1.34	0.26	0.92	1.24	0.02	0.76	0.52	0.26

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 111.9

Natural Cycle: 145

Control Type: Actuated-Uncoordinated

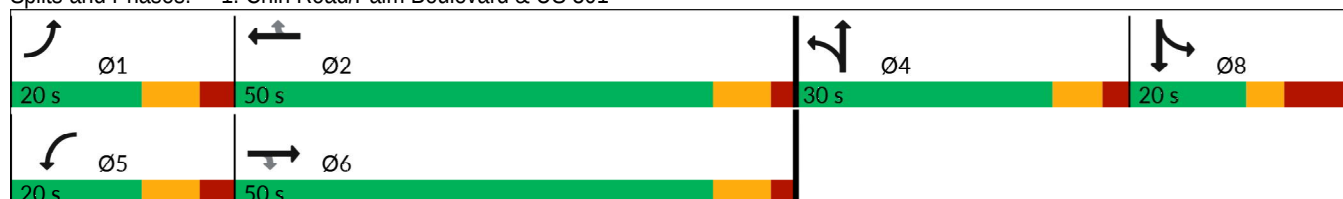
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Chin Road/Palm Boulevard & US 301



BayCare HealthHub
1: Chin Road/Palm Boulevard & US 301

Background PM Peak Hour
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	1731	175	160	1590	15	258	29	229	13	15	16
Future Volume (veh/h)	42	1731	175	160	1590	15	258	29	229	13	15	16
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	1856	1900	1900	1841	1707	1885	1900	1885	1900	1900	1900
Adj Flow Rate, veh/h	46	1902	156	176	1747	13	284	32	198	14	16	10
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	3	0	0	4	13	1	0	1	0	0	0
Cap, veh/h	195	1450	629	195	1439	565	325	41	256	20	23	14
Arrive On Green	0.11	0.39	0.39	0.11	0.39	0.39	0.18	0.18	0.18	0.03	0.03	0.03
Sat Flow, veh/h	1810	3711	1610	1810	3681	1447	1795	229	1416	626	715	447
Grp Volume(v), veh/h	46	1902	156	176	1747	13	284	0	230	40	0	0
Grp Sat Flow(s),veh/h/ln	1810	1856	1610	1810	1841	1447	1795	0	1645	1788	0	0
Q Serve(g_s), s	2.5	42.8	7.2	10.5	42.8	0.6	16.9	0.0	14.6	2.4	0.0	0.0
Cycle Q Clear(g_c), s	2.5	42.8	7.2	10.5	42.8	0.6	16.9	0.0	14.6	2.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	0.35		0.25
Lane Grp Cap(c), veh/h	195	1450	629	195	1439	565	325	0	297	57	0	0
V/C Ratio(X)	0.24	1.31	0.25	0.90	1.21	0.02	0.88	0.00	0.77	0.70	0.00	0.00
Avail Cap(c_a), veh/h	195	1450	629	195	1439	565	380	0	349	173	0	0
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	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.7	33.4	22.5	48.3	33.4	20.5	43.7	0.0	42.7	52.5	0.0	0.0
Incr Delay (d2), s/veh	2.8	145.2	0.4	38.6	103.0	0.0	17.8	0.0	8.9	14.1	0.0	0.0
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(95%),veh/ln	2.3	68.8	4.7	10.9	54.7	0.4	13.8	0.0	10.7	2.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	47.6	178.5	22.9	86.9	136.4	20.5	61.5	0.0	51.6	66.5	0.0	0.0
LnGrp LOS	D	F	C	F	F	C	E		D	E		
Approach Vol, veh/h		2104			1936			514			40	
Approach Delay, s/veh		164.1			131.1			57.0			66.5	
Approach LOS		F			F			E			E	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	20.0	50.0		26.6	20.0	50.0		12.9				
Change Period (Y+Rc), s	8.2	7.2		6.8	8.2	7.2		9.4				
Max Green Setting (Gmax), s	11.8	42.8		23.2	11.8	42.8		10.6				
Max Q Clear Time (g_c+I1), s	4.5	44.8		18.9	12.5	44.8		4.4				
Green Ext Time (p_c), s	0.0	0.0		0.9	0.0	0.0		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh			137.4									
HCM 7th LOS			F									
Notes												
User approved pedestrian interval to be less than phase max green.												

Intersection								
Int Delay, s/veh	1.2							
Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations	↓	↑↑			↓	↑↑	↓	
Traffic Vol, veh/h	0	1918	22	21	27	1841	25	10
Future Vol, veh/h	0	1918	22	21	27	1841	25	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	None
Storage Length	475	-	-	-	450	-	0	-
Veh in Median Storage, #	-	0	-	-	-	0	2	-
Grade, %	-	0	-	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	2	0	0	0	3	2	5
Mvmt Flow	0	1957	22	21	28	1879	26	10

Major/Minor	Major1		Major2		Minor1			
Conflicting Flow All	1879	0	0	1980	1980	0	3006	990
Stage 1	-	-	-	-	-	-	1968	-
Stage 2	-	-	-	-	-	-	1037	-
Critical Hdwy	6.4	-	-	6.4	4.1	-	6.84	7
Critical Hdwy Stg 1	-	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.5	-	-	2.5	2.2	-	3.52	3.35
Pot Cap-1 Maneuver	91	-	-	78	296	-	~ 11	240
Stage 1	-	-	-	-	-	-	95	-
Stage 2	-	-	-	-	-	-	303	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	91	-	-	129	129	-	~ 7	240
Mov Cap-2 Maneuver	-	-	-	-	-	-	78	-
Stage 1	-	-	-	-	-	-	95	-
Stage 2	-	-	-	-	-	-	188	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	1.24	62.29
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	97	91	-	-	129	-
HCM Lane V/C Ratio	0.368	-	-	-	0.378	-
HCM Ctrl Dly (s/v)	62.3	0	-	-	48.8	-
HCM Lane LOS	F	A	-	-	E	-
HCM 95th %tile Q(veh)	1.5	0	-	-	1.6	-

Notes	
~: Volume exceeds capacity	\$. Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

BayCare HealthHub
3: Fort Hamer Road & US 301

Background PM Peak Hour
Timing Plan: PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	297	1310	340	285	1194	29	94	432	270	400	386	452
Future Volume (vph)	297	1310	340	285	1194	29	94	432	270	400	386	452
Lane Group Flow (vph)	306	1351	351	294	1231	30	97	445	278	412	398	466
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	3	8	1	7	4	5
Permitted Phases			6			2			8			4
Detector Phase	1	6	7	5	2	3	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	5.0	18.0	5.0	5.0	18.0	5.0	5.0	7.0	5.0	5.0	10.0	5.0
Minimum Split (s)	13.2	40.0	13.1	13.3	30.0	13.1	13.1	15.1	13.2	13.1	25.0	13.3
Total Split (s)	20.0	60.0	15.0	20.0	60.0	15.0	15.0	30.0	20.0	15.0	30.0	20.0
Total Split (%)	16.0%	48.0%	12.0%	16.0%	48.0%	12.0%	12.0%	24.0%	16.0%	12.0%	24.0%	16.0%
Yellow Time (s)	5.2	5.2	4.9	5.2	5.2	4.9	4.9	4.9	5.2	4.9	4.9	5.2
All-Red Time (s)	3.0	2.0	3.2	3.1	2.0	3.2	3.2	3.2	3.0	3.2	3.2	3.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	7.2	8.1	8.3	7.2	8.1	8.1	8.1	8.2	8.1	8.1	8.3
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Min	None	None	Min	None	None	None	None	None	None	None
v/c Ratio	0.87	0.92	0.40	1.73	0.85	0.04	0.97	1.32	0.44	2.01	1.20	0.77
Control Delay (s/veh)	79.0	45.1	12.6	384.4	39.6	0.1	140.0	204.2	21.3	500.2	156.6	37.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	79.0	45.1	12.6	384.4	39.6	0.1	140.0	204.2	21.3	500.2	156.6	37.0
Queue Length 50th (ft)	123	502	104	~358	446	0	81	~478	103	~261	~404	272
Queue Length 95th (ft)	#208	601	174	#549	537	0	#203	#700	188	#367	#619	#428
Internal Link Dist (ft)		1345			3078			537			659	
Turn Bay Length (ft)	470		175	725		375	380		300	410		400
Base Capacity (vph)	351	1622	873	170	1591	821	100	336	631	205	333	609
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.87	0.83	0.40	1.73	0.77	0.04	0.97	1.32	0.44	2.01	1.20	0.77

Intersection Summary

Cycle Length: 125

Actuated Cycle Length: 120.3

Natural Cycle: 145

Control Type: Actuated-Uncoordinated

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Fort Hamer Road & US 301

	Ø1		Ø2		Ø3		Ø4
20 s		60 s		15 s		30 s	
	Ø5		Ø6		Ø7		Ø8
20 s		60 s		15 s		30 s	

BayCare HealthHub
3: Fort Hamer Road & US 301

Background PM Peak Hour
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	297	1310	340	285	1194	29	94	432	270	400	386	452
Future Volume (veh/h)	297	1310	340	285	1194	29	94	432	270	400	386	452
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	1885	1856	1870	1856	1826	1767	1856	1856	1900	1885	1841	1841
Adj Flow Rate, veh/h	306	1351	252	294	1231	20	97	445	109	412	398	342
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	3	2	3	5	9	3	3	0	1	4	4
Cap, veh/h	353	1480	723	172	1456	683	102	338	452	206	336	437
Arrive On Green	0.10	0.40	0.40	0.10	0.40	0.40	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	3591	3711	1585	1767	3652	1497	1767	1856	1610	3591	1841	1560
Grp Volume(v), veh/h	306	1351	252	294	1231	20	97	445	109	412	398	342
Grp Sat Flow(s),veh/h/ln	1795	1856	1585	1767	1826	1497	1767	1856	1610	1795	1841	1560
Q Serve(g_s), s	10.1	41.3	12.3	11.7	36.7	0.9	6.6	21.9	6.3	6.9	21.9	21.9
Cycle Q Clear(g_c), s	10.1	41.3	12.3	11.7	36.7	0.9	6.6	21.9	6.3	6.9	21.9	21.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	353	1480	723	172	1456	683	102	338	452	206	336	437
V/C Ratio(X)	0.87	0.91	0.35	1.71	0.85	0.03	0.96	1.31	0.24	2.00	1.19	0.78
Avail Cap(c_a), veh/h	353	1632	788	172	1606	744	102	338	452	206	336	437
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	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.4	34.1	21.1	54.2	32.7	18.0	56.4	49.1	33.3	56.6	49.1	39.9
Incr Delay (d2), s/veh	19.8	7.3	0.1	341.8	3.7	0.0	74.7	161.2	0.3	465.3	109.6	9.0
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(95%),veh/ln	9.2	25.9	7.9	34.0	22.3	0.5	8.7	37.8	4.4	26.8	29.8	15.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	73.2	41.5	21.2	396.0	36.4	18.0	131.1	210.3	33.6	521.9	158.7	48.9
LnGrp LOS	E	D	C	F	D	B	F	F	C	F	F	D
Approach Vol, veh/h	1909			1545			651			1152		
Approach Delay, s/veh	43.9			104.6			168.9			256.0		
Approach LOS	D			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	55.1	15.0	30.0	20.0	55.1	15.0	30.0				
Change Period (Y+Rc), s	8.2	7.2	8.1	8.1	8.3	7.2	8.1	8.1				
Max Green Setting (Gmax), s	11.8	52.8	6.9	21.9	11.7	52.8	6.9	21.9				
Max Q Clear Time (g_c+I1), s	12.1	38.7	8.6	23.9	13.7	43.3	8.9	23.9				
Green Ext Time (p_c), s	0.0	4.7	0.0	0.0	0.0	4.5	0.0	0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	123.7											
HCM 7th LOS	F											

HCM 7th Signalized Intersection Summary
03/09/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	42	1731	175	160	1590	15	258	29	13	15
Future Volume (vph)	42	1731	175	160	1590	15	258	29	13	15
Lane Group Flow (vph)	46	1902	192	176	1747	16	284	284	14	34
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Perm	NA	Perm	NA
Protected Phases	1	6		5	2			4		8
Permitted Phases			6			2	4		8	
Detector Phase	1	6	6	5	2	2	4	4	8	8
Switch Phase										
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	7.0	7.0	5.0	5.0
Minimum Split (s)	13.2	22.2	22.2	13.2	41.2	41.2	13.8	13.8	15.5	15.5
Total Split (s)	14.0	70.5	70.5	21.5	78.0	78.0	28.0	28.0	28.0	28.0
Total Split (%)	11.7%	58.8%	58.8%	17.9%	65.0%	65.0%	23.3%	23.3%	23.3%	23.3%
Yellow Time (s)	5.2	5.2	5.2	5.2	5.2	5.2	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	2.0	2.0	3.0	2.0	2.0	2.3	2.3	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	7.2	7.2	8.2	7.2	7.2	6.8	6.8	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes				
Recall Mode	Max	Min	Min	None	Min	Min	None	None	None	None
v/c Ratio	0.53	0.98	0.21	0.88	0.81	0.02	1.16	0.77	0.23	0.14
Control Delay (s/veh)	77.6	43.7	7.0	92.9	23.2	0.1	152.7	45.4	51.9	26.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	77.6	43.7	7.0	92.9	23.2	0.1	152.7	45.4	51.9	26.3
Queue Length 50th (ft)	35	708	30	136	518	0	~263	140	9	10
Queue Length 95th (ft)	#84	#902	69	#268	622	0	#438	#268	30	40
Internal Link Dist (ft)		5348			5304			725		476
Turn Bay Length (ft)	400		190	425		190	300			
Base Capacity (vph)	87	1947	904	200	2157	888	244	369	88	323
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.98	0.21	0.88	0.81	0.02	1.16	0.77	0.16	0.11

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 119.9

Natural Cycle: 130

Control Type: Actuated-Uncoordinated

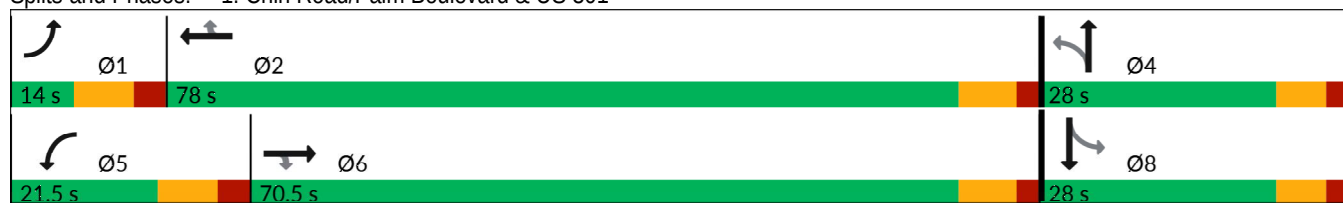
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Chin Road/Palm Boulevard & US 301



BayCare HealthHub
1: Chin Road/Palm Boulevard & US 301

Background PM Peak Hour with Improvements
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	1731	175	160	1590	15	258	29	229	13	15	16
Future Volume (veh/h)	42	1731	175	160	1590	15	258	29	229	13	15	16
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	1856	1900	1900	1841	1707	1885	1900	1885	1900	1900	1900
Adj Flow Rate, veh/h	46	1902	156	176	1747	13	284	32	198	14	16	10
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	3	0	0	4	13	1	0	1	0	0	0
Cap, veh/h	87	1957	849	201	2172	853	290	40	250	110	193	121
Arrive On Green	0.05	0.53	0.53	0.11	0.59	0.59	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1810	3711	1610	1810	3681	1447	1396	229	1416	1169	1094	683
Grp Volume(v), veh/h	46	1902	156	176	1747	13	284	0	230	14	0	26
Grp Sat Flow(s),veh/h/ln	1810	1856	1610	1810	1841	1447	1396	0	1645	1169	0	1777
Q Serve(g_s), s	3.0	59.6	6.1	11.5	44.4	0.4	19.7	0.0	16.1	1.4	0.0	1.5
Cycle Q Clear(g_c), s	3.0	59.6	6.1	11.5	44.4	0.4	21.2	0.0	16.1	17.4	0.0	1.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		0.38
Lane Grp Cap(c), veh/h	87	1957	849	201	2172	853	290	0	291	110	0	314
V/C Ratio(X)	0.53	0.97	0.18	0.88	0.80	0.02	0.98	0.00	0.79	0.13	0.00	0.08
Avail Cap(c_a), veh/h	87	1958	850	201	2173	854	290	0	291	110	0	314
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	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	55.7	27.5	14.8	52.5	19.2	10.2	52.0	0.0	47.3	55.6	0.0	41.3
Incr Delay (d2), s/veh	20.8	14.4	0.2	32.6	2.6	0.0	47.4	0.0	13.8	0.5	0.0	0.1
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(95%),veh/ln	3.3	35.8	3.8	11.1	24.0	0.2	18.1	0.0	12.1	0.8	0.0	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	76.5	41.9	15.1	85.1	21.8	10.2	99.4	0.0	61.0	56.1	0.0	41.4
LnGrp LOS	E	D	B	F	C	B	F		E	E		D
Approach Vol, veh/h	2104			1936			514			40		
Approach Delay, s/veh	40.7			27.5			82.2			46.5		
Approach LOS	D			C			F			D		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.0	78.0		28.0	21.5	70.5		28.0				
Change Period (Y+Rc), s	8.2	7.2		6.8	8.2	7.2		6.8				
Max Green Setting (Gmax), s	5.8	70.8		21.2	13.3	63.3		21.2				
Max Q Clear Time (g_c+I1), s	5.0	46.4		23.2	13.5	61.6		19.4				
Green Ext Time (p_c), s	0.0	20.4		0.0	0.0	1.6		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	39.8											
HCM 7th LOS	D											
Notes												
User approved pedestrian interval to be less than phase max green.												

BayCare HealthHub
3: Fort Hamer Road & US 301

Background PM Peak Hour with Improvements
Timing Plan: PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	297	1310	340	285	1194	29	94	432	270	400	386	452
Future Volume (vph)	297	1310	340	285	1194	29	94	432	270	400	386	452
Lane Group Flow (vph)	306	1351	351	294	1231	30	97	445	278	412	398	466
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	3	8	1	7	4	5
Permitted Phases			6			2			8			4
Detector Phase	1	6	7	5	2	3	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	5.0	18.0	5.0	5.0	18.0	5.0	5.0	7.0	5.0	5.0	10.0	5.0
Minimum Split (s)	13.2	25.2	13.1	13.3	25.2	13.1	13.1	15.1	13.2	13.1	25.0	13.3
Total Split (s)	22.0	57.0	24.0	20.0	55.0	24.0	24.0	24.0	22.0	24.0	24.0	20.0
Total Split (%)	17.6%	45.6%	19.2%	16.0%	44.0%	19.2%	19.2%	19.2%	17.6%	19.2%	19.2%	16.0%
Yellow Time (s)	5.2	5.2	4.9	5.2	5.2	4.9	4.9	4.9	5.2	4.9	4.9	5.2
All-Red Time (s)	3.0	2.0	3.2	3.1	2.0	3.2	3.2	3.2	3.0	3.2	3.2	3.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	7.2	8.1	8.3	7.2	8.1	8.1	8.1	8.2	8.1	8.1	8.3
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Min	None	None	Min	None	None	None	None	None	None	None
v/c Ratio	0.79	0.94	0.37	0.88	0.91	0.04	0.57	0.98	0.49	0.90	0.71	0.81
Control Delay (s/veh)	69.0	50.1	10.0	82.1	46.9	0.1	66.5	91.7	24.6	76.2	57.7	42.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.0	50.1	10.0	82.1	46.9	0.1	66.5	91.7	24.6	76.2	57.7	42.5
Queue Length 50th (ft)	123	525	91	122	480	0	78	196	111	168	168	285
Queue Length 95th (ft)	#183	#665	153	#204	#580	0	135	#312	198	#258	#270	#505
Internal Link Dist (ft)		1345			3099			537			659	
Turn Bay Length (ft)	470		175	725		375	380		300	410		400
Base Capacity (vph)	401	1496	961	334	1408	887	226	453	571	462	560	575
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.76	0.90	0.37	0.88	0.87	0.03	0.43	0.98	0.49	0.89	0.71	0.81

Intersection Summary

Cycle Length: 125

Actuated Cycle Length: 122.9

Natural Cycle: 110

Control Type: Actuated-Uncoordinated

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Fort Hamer Road & US 301

	Ø1		Ø2		Ø3		Ø4
22 s		55 s		24 s		24 s	
	Ø5		Ø6		Ø7		Ø8
20 s		57 s		24 s		24 s	

BayCare HealthHub
3: Fort Hamer Road & US 301

Background PM Peak Hour with Improvements
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	297	1310	340	285	1194	29	94	432	270	400	386	452
Future Volume (veh/h)	297	1310	340	285	1194	29	94	432	270	400	386	452
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	1885	1856	1870	1856	1826	1767	1856	1856	1900	1885	1841	1841
Adj Flow Rate, veh/h	306	1351	252	294	1231	20	97	445	109	412	398	342
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	3	2	3	5	9	3	3	0	1	4	4
Cap, veh/h	364	1443	821	336	1400	677	121	456	371	464	664	444
Arrive On Green	0.10	0.39	0.39	0.10	0.38	0.38	0.07	0.13	0.13	0.13	0.19	0.19
Sat Flow, veh/h	3591	3711	1585	3534	3652	1497	1767	3526	1610	3591	3497	1560
Grp Volume(v), veh/h	306	1351	252	294	1231	20	97	445	109	412	398	342
Grp Sat Flow(s),veh/h/ln	1795	1856	1585	1767	1826	1497	1767	1763	1610	1795	1749	1560
Q Serve(g_s), s	10.3	43.0	11.2	10.1	38.6	0.9	6.7	15.5	6.9	13.9	12.8	23.3
Cycle Q Clear(g_c), s	10.3	43.0	11.2	10.1	38.6	0.9	6.7	15.5	6.9	13.9	12.8	23.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	364	1443	821	336	1400	677	121	456	371	464	664	444
V/C Ratio(X)	0.84	0.94	0.31	0.87	0.88	0.03	0.80	0.98	0.29	0.89	0.60	0.77
Avail Cap(c_a), veh/h	403	1502	846	336	1419	684	228	456	371	464	664	444
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	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.3	36.1	17.0	54.9	35.3	18.7	56.5	53.4	39.1	52.7	45.6	40.3
Incr Delay (d2), s/veh	13.7	10.8	0.1	21.7	6.3	0.0	11.4	35.9	0.4	18.6	1.5	8.0
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(95%),veh/ln	8.9	27.7	7.1	9.2	24.1	0.6	5.9	13.9	0.1	11.8	9.5	15.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	68.0	47.0	17.1	76.6	41.6	18.7	67.8	89.3	39.5	71.3	47.1	48.3
LnGrp LOS	E	D	B	E	D	B	E	F	D	E	D	D
Approach Vol, veh/h	1909			1545			651			1152		
Approach Delay, s/veh	46.4			48.0			77.8			56.1		
Approach LOS	D			D			E			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.7	54.4	16.5	31.4	20.0	55.0	24.0	24.0				
Change Period (Y+Rc), s	8.2	7.2	8.1	8.1	8.3	7.2	8.1	8.1				
Max Green Setting (Gmax), s	13.8	47.8	15.9	15.9	11.7	49.8	15.9	15.9				
Max Q Clear Time (g_c+I1), s	12.3	40.6	8.7	25.3	12.1	45.0	15.9	17.5				
Green Ext Time (p_c), s	0.2	3.2	0.1	0.0	0.0	2.8	0.0	0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	52.9											
HCM 7th LOS	D											
Notes												
User approved pedestrian interval to be less than phase max green.												

HCM 7th Signalized Intersection Summary
03/09/2026

TOTAL TRAFFIC CONDITIONS

BayCare HealthHub
1: Chin Road/Palm Boulevard & US 301

Future Total PM Peak Hour
Timing Plan: PM Peak Hour

										
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	42	1760	175	178	1659	15	258	29	13	15
Future Volume (vph)	42	1760	175	178	1659	15	258	29	13	15
Lane Group Flow (vph)	46	1934	192	196	1823	16	284	292	14	34
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Perm	NA	Perm	NA
Protected Phases	1	6		5	2			4		8
Permitted Phases			6			2	4		8	
Detector Phase	1	6	6	5	2	2	4	4	8	8
Switch Phase										
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	7.0	7.0	5.0	5.0
Minimum Split (s)	13.2	22.2	22.2	13.2	41.2	41.2	13.8	13.8	15.5	15.5
Total Split (s)	14.0	70.5	70.5	21.5	78.0	78.0	28.0	28.0	28.0	28.0
Total Split (%)	11.7%	58.8%	58.8%	17.9%	65.0%	65.0%	23.3%	23.3%	23.3%	23.3%
Yellow Time (s)	5.2	5.2	5.2	5.2	5.2	5.2	4.5	4.5	4.5	4.5
All-Red Time (s)	3.0	2.0	2.0	3.0	2.0	2.0	2.3	2.3	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	7.2	7.2	8.2	7.2	7.2	6.8	6.8	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes				
Recall Mode	Max	Min	Min	None	Min	Min	None	None	None	None
v/c Ratio	0.53	0.99	0.21	0.98	0.85	0.02	1.16	0.79	0.25	0.14
Control Delay (s/veh)	77.6	47.6	7.1	112.3	24.9	0.1	153.1	47.8	53.8	26.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	77.6	47.6	7.1	112.3	24.9	0.1	153.1	47.8	53.8	26.3
Queue Length 50th (ft)	35	732	31	154	555	0	~263	147	9	10
Queue Length 95th (ft)	#84	#927	70	m#306	m664	m0	#438	#283	31	40
Internal Link Dist (ft)		5339			4514			725		476
Turn Bay Length (ft)	400		190	425		190	300			
Base Capacity (vph)	87	1945	903	200	2155	887	244	368	81	323
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.99	0.21	0.98	0.85	0.02	1.16	0.79	0.17	0.11

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Natural Cycle: 130

Control Type: Actuated-Uncoordinated

~ Volume exceeds capacity, queue is theoretically infinite.

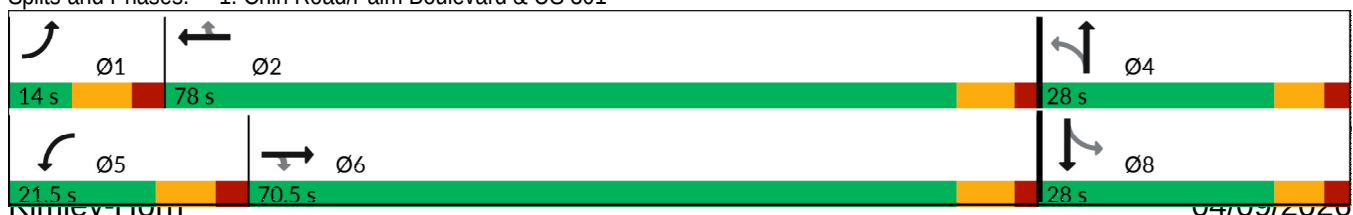
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Chin Road/Palm Boulevard & US 301



Kimley-Horn

04/09/2020

BayCare HealthHub
1: Chin Road/Palm Boulevard & US 301

Future Total PM Peak Hour
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	1760	175	178	1659	15	258	29	237	13	15	16
Future Volume (veh/h)	42	1760	175	178	1659	15	258	29	237	13	15	16
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			
Adj Sat Flow, veh/h/ln	1900	1856	1900	1900	1841	1707	1885	1900	1885	1900	1900	1900
Adj Flow Rate, veh/h	46	1934	156	196	1823	13	284	32	206	14	16	10
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	3	0	0	4	13	1	0	1	0	0	0
Cap, veh/h	87	1958	849	201	2172	854	289	39	251	103	193	121
Arrive On Green	0.05	0.53	0.53	0.11	0.59	0.59	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1810	3711	1610	1810	3681	1447	1396	221	1423	1160	1094	683
Grp Volume(v), veh/h	46	1934	156	196	1823	13	284	0	238	14	0	26
Grp Sat Flow(s),veh/h/ln	1810	1856	1610	1810	1841	1447	1396	0	1644	1160	0	1777
Q Serve(g_s), s	3.0	61.7	6.1	13.0	48.3	0.4	19.7	0.0	16.7	1.4	0.0	1.5
Cycle Q Clear(g_c), s	3.0	61.7	6.1	13.0	48.3	0.4	21.2	0.0	16.7	18.1	0.0	1.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.87	1.00		0.38
Lane Grp Cap(c), veh/h	87	1958	849	201	2172	854	289	0	290	103	0	314
V/C Ratio(X)	0.53	0.99	0.18	0.98	0.84	0.02	0.98	0.00	0.82	0.14	0.00	0.08
Avail Cap(c_a), veh/h	87	1958	849	201	2172	854	289	0	290	103	0	314
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	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	55.8	28.0	14.8	53.2	20.0	10.2	52.0	0.0	47.6	56.3	0.0	41.3
Incr Delay (d2), s/veh	20.8	17.6	0.2	56.8	3.4	0.0	47.5	0.0	16.7	0.6	0.0	0.1
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(95%),veh/ln	3.3	37.8	3.8	13.7	26.0	0.2	18.1	0.0	12.7	0.8	0.0	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	76.6	45.5	15.1	110.0	23.4	10.2	99.5	0.0	64.3	56.9	0.0	41.4
LnGrp LOS	E	D	B	F	C	B	F		E	E		D
Approach Vol, veh/h	2136				2032				522			
Approach Delay, s/veh	44.0				31.7				83.5			
Approach LOS	D				C				F			
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.0	78.0		28.0	21.5	70.5		28.0				
Change Period (Y+Rc), s	8.2	7.2		6.8	8.2	7.2		6.8				
Max Green Setting (Gmax), s	5.8	70.8		21.2	13.3	63.3		21.2				
Max Q Clear Time (g_c+I1), s	5.0	50.3		23.2	15.0	63.7		20.1				
Green Ext Time (p_c), s	0.0	18.0		0.0	0.0	0.0		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	43.1											
HCM 7th LOS	D											
Notes												
User approved pedestrian interval to be less than phase max green.												

Intersection								
Int Delay, s/veh	43.5							
Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations	1	2			2	2	2	
Traffic Vol, veh/h	53	2016	22	21	83	1841	59	44
Future Vol, veh/h	53	2016	22	21	83	1841	59	44
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	None
Storage Length	475	-	-	-	450	-	0	-
Veh in Median Storage, #	-	0	-	-	-	0	2	-
Grade, %	-	0	-	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	2	0	0	0	3	2	5
Mvmt Flow	54	2057	22	21	85	1879	60	45

Major/Minor	Major1		Major2		Minor1			
Conflicting Flow All	1879	0	0	2080	2080	0	3328	1040
Stage 1	-	-	-	-	-	-	2177	-
Stage 2	-	-	-	-	-	-	1152	-
Critical Hdwy	6.4	-	-	6.4	4.1	-	6.84	7
Critical Hdwy Stg 1	-	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.5	-	-	2.5	2.2	-	3.52	3.35
Pot Cap-1 Maneuver	91	-	-	67	271	-	~ 6	222
Stage 1	-	-	-	-	-	-	72	-
Stage 2	-	-	-	-	-	-	263	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	91	-	-	149	149	-	~ 1	222
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 16	-
Stage 1	-	-	-	-	-	-	~ 30	-
Stage 2	-	-	-	-	-	-	76	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	2.28	3.92	\$ 1629.25
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	27	91	-	-	149	-
HCM Lane V/C Ratio	3.95	0.592	-	-	0.711	-
HCM Ctrl Dly (s/v)	\$ 1629.3	90.1	-	-	73.4	-
HCM Lane LOS	F	F	-	-	F	-
HCM 95th %tile Q(veh)	12.9	2.7	-	-	4.2	-

Notes	
~: Volume exceeds capacity	\$. Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

BayCare HealthHub
3: Fort Hamer Road & US 301

Future Total PM Peak Hour
Timing Plan: PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	331	1367	381	285	1219	29	94	432	285	418	386	452
Future Volume (vph)	331	1367	381	285	1219	29	94	432	285	418	386	452
Lane Group Flow (vph)	341	1409	393	294	1257	30	97	445	294	431	398	466
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	3	8	1	7	4	5
Permitted Phases			6			2			8			4
Detector Phase	1	6	7	5	2	3	3	8	1	7	4	5
Switch Phase												
Minimum Initial (s)	5.0	18.0	5.0	5.0	18.0	5.0	5.0	7.0	5.0	5.0	10.0	5.0
Minimum Split (s)	13.2	40.0	13.1	13.3	30.0	13.1	13.1	15.1	13.2	13.1	18.1	13.3
Total Split (s)	22.0	57.0	24.0	20.0	55.0	24.0	24.0	24.0	22.0	24.0	24.0	20.0
Total Split (%)	17.6%	45.6%	19.2%	16.0%	44.0%	19.2%	19.2%	19.2%	17.6%	19.2%	19.2%	16.0%
Yellow Time (s)	5.2	5.2	4.9	5.2	5.2	4.9	4.9	4.9	5.2	4.9	4.9	5.2
All-Red Time (s)	3.0	2.0	3.2	3.1	2.0	3.2	3.2	3.2	3.0	3.2	3.2	3.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	7.2	8.1	8.3	7.2	8.1	8.1	8.1	8.2	8.1	8.1	8.3
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Min	None	None	Min	None	None	None	None	None	None	None
v/c Ratio	0.87	0.97	0.41	0.89	0.92	0.04	0.58	0.94	0.52	0.94	0.68	0.82
Control Delay (s/veh)	76.4	54.1	11.0	84.3	48.1	0.1	66.9	83.4	26.1	84.1	56.8	43.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	76.4	54.1	11.0	84.3	48.1	0.1	66.9	83.4	26.1	84.1	56.8	43.6
Queue Length 50th (ft)	139	561	113	122	495	0	78	185	124	177	159	285
Queue Length 95th (ft)	#217	#715	182	#204	#630	0	135	#287	215	#276	#247	#507
Internal Link Dist (ft)		1345			3164			537			659	
Turn Bay Length (ft)	470		175	725		375	380		300	410		400
Base Capacity (vph)	396	1478	967	330	1391	888	223	472	566	457	582	568
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.86	0.95	0.41	0.89	0.90	0.03	0.43	0.94	0.52	0.94	0.68	0.82

Intersection Summary

Cycle Length: 125

Actuated Cycle Length: 124.3

Natural Cycle: 115

Control Type: Actuated-Uncoordinated

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Fort Hamer Road & US 301

	Ø1		Ø2		Ø3		Ø4
22 s		55 s		24 s		24 s	
	Ø5		Ø6		Ø7		Ø8
20 s		57 s		24 s		24 s	

BayCare HealthHub
3: Fort Hamer Road & US 301

Future Total PM Peak Hour
Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	331	1367	381	285	1219	29	94	432	285	418	386	452
Future Volume (veh/h)	331	1367	381	285	1219	29	94	432	285	418	386	452
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	1885	1856	1870	1856	1826	1767	1856	1856	1900	1885	1841	1841
Adj Flow Rate, veh/h	341	1409	294	294	1257	20	97	445	125	431	398	332
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	3	2	3	5	9	3	3	0	1	4	4
Cap, veh/h	394	1469	830	332	1391	673	121	474	382	459	688	438
Arrive On Green	0.11	0.40	0.40	0.09	0.38	0.38	0.07	0.13	0.13	0.13	0.19	0.19
Sat Flow, veh/h	3591	3711	1585	3534	3652	1497	1767	3711	1610	3591	3681	1560
Grp Volume(v), veh/h	341	1409	294	294	1257	20	97	445	125	431	398	332
Grp Sat Flow(s),veh/h/ln	1795	1856	1585	1767	1826	1497	1767	1856	1610	1795	1841	1560
Q Serve(g_s), s	11.6	46.0	13.5	10.2	40.4	0.9	6.7	14.8	8.0	14.8	12.3	23.3
Cycle Q Clear(g_c), s	11.6	46.0	13.5	10.2	40.4	0.9	6.7	14.8	8.0	14.8	12.3	23.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	394	1469	830	332	1391	673	121	474	382	459	688	438
V/C Ratio(X)	0.87	0.96	0.35	0.88	0.90	0.03	0.80	0.94	0.33	0.94	0.58	0.76
Avail Cap(c_a), veh/h	398	1485	837	332	1403	678	226	474	382	459	688	438
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	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.5	36.6	17.3	55.7	36.4	19.1	57.1	53.8	39.2	53.8	46.1	40.9
Incr Delay (d2), s/veh	17.7	14.6	0.1	23.5	8.3	0.0	11.5	26.7	0.5	27.5	1.2	7.4
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(95%),veh/ln	10.1	30.1	8.3	9.3	25.5	0.6	6.0	13.3	5.7	13.0	9.5	15.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	72.2	51.2	17.4	79.2	44.6	19.1	68.6	80.5	39.7	81.3	47.3	48.3
LnGrp LOS	E	D	B	E	D	B	E	F	D	F	D	D
Approach Vol, veh/h	2044		1571				667		1161			
Approach Delay, s/veh	49.8		50.8				71.1		60.2			
Approach LOS	D		D				E		E			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.9	54.6	16.6	31.4	20.0	56.5	24.0	24.0				
Change Period (Y+Rc), s	8.2	7.2	8.1	8.1	8.3	7.2	8.1	8.1				
Max Green Setting (Gmax), s	13.8	47.8	15.9	15.9	11.7	49.8	15.9	15.9				
Max Q Clear Time (g_c+I1), s	13.6	42.4	8.7	25.3	12.2	48.0	16.8	16.8				
Green Ext Time (p_c), s	0.0	2.7	0.1	0.0	0.0	1.2	0.0	0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	54.9											
HCM 7th LOS	D											
Notes												
User approved pedestrian interval to be less than phase max green.												

HCM 7th Signalized Intersection Summary
04/09/2026

Intersection						
Int Delay, s/veh	1.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↗		↑↑		↗
Traffic Vol, veh/h	1940	37	0	1954	0	151
Future Vol, veh/h	1940	37	0	1954	0	151
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	185	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1980	38	0	1994	0	154
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	990
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	-	0	-	0	245
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	245
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Ctrl Dly, s/v	0		0		41.59	
HCM LOS					E	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	245	-	-	-		
HCM Lane V/C Ratio	0.628	-	-	-		
HCM Ctrl Dly (s/v)	41.6	-	-	-		
HCM Lane LOS	E	-	-	-		
HCM 95th %tile Q(veh)	3.8	-	-	-		

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	68	9	4	35	50	56
Future Vol, veh/h	68	9	4	35	50	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	5	2	2
Mvmt Flow	84	11	5	43	62	69

Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	149	96	131	0	-	0
Stage 1	96	-	-	-	-	-
Stage 2	53	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	843	960	1454	-	-	-
Stage 1	928	-	-	-	-	-
Stage 2	969	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	840	960	1454	-	-	-
Mov Cap-2 Maneuver	840	-	-	-	-	-
Stage 1	924	-	-	-	-	-
Stage 2	969	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.75	0.77	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	185	-	852	-	-
HCM Lane V/C Ratio	0.003	-	0.112	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

BACKGROUND TRAFFIC CONDITIONS
ARTERIAL ANALYSIS

Arterial Level of Service: EB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Chin Road	I	50	74.0	43.7	117.7	1.03	31.4	C
Fort Hamer Road	I	50	92.8	50.1	142.9	1.29	32.5	C
Total	I		166.8	93.8	260.6	2.32	32.0	C

Arterial Level of Service: WB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Fort Hamer Road	I	50	43.4	46.9	90.3	0.60	24.0	D
Palm Boulevard	I	50	92.8	23.2	116.0	1.29	40.0	B
Total	I		136.2	70.1	206.3	1.89	33.0	C

*TOTAL TRAFFIC CONDITIONS
ARTERIAL ANALYSIS*

Arterial Level of Service: EB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Chin Road	I	50	73.9	47.6	121.5	1.03	30.4	C
Fort Hamer Road	I	50	92.8	54.1	146.9	1.29	31.6	C
Total	I		166.7	101.7	268.4	2.32	31.1	C

Arterial Level of Service: WB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Fort Hamer Road	I	50	44.2	48.1	92.3	0.61	24.0	D
Palm Boulevard	I	50	92.8	24.9	117.7	1.29	39.4	B
Total	I		137.0	73.0	210.0	1.90	32.6	C

APPENDIX H: FDOT CORRESPONDENCE



ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION – BAYCARE MEDICAL OFFICES – US 301 AND RED ROOSTER ROAD; PARRISH; PR-APP MEETING ON 11/5/25 AT 10 AM

All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center.

Staff recommendations and determination of traffic impacts areas will be provided at the Pre-Application meeting to expedite review of the permit submittal in One Stop Permitting.

[FDOT - One Stop Permitting](#)

The permit submittal in OSP must include a complete set of signed and sealed plans, signed and sealed Traffic Study, and the required project related information in accordance with Florida Administrative Code 14-96.

[14-96 : STATE HIGHWAY SYSTEM CONNECTION PERMITS - FLORIDA ADMINISTRATIVE RULES, LAW, CODE, REGISTER - FAC, FAR, ERULEMAKING \(FLRULES.ORG\)](#)

ACCESS MANAGEMENT COUNTIES/REVIEWERS:

Polk, Hardee, Desoto:

Timothy Funk

863-519-2258 or timothy.funk@dot.state.fl.us

Manatee, Sarasota, Glades, Hendry, Okeechobee:

Kim Strickland

863-519-2236 or kim.strickland@dot.state.fl.us

Lee, Collier, Charlotte, Highlands:

Keri Nelson

863-519-2709 or keri.nelson@dot.state.fl.us

GENERAL INFORMATION

☐	The Department does not permit development in phases.	<ul style="list-style-type: none"> All property under current ownership must be included in the permit submittal. Entire property to be included in both plans and traffic study. "Highest and best use"
☒	Access and Drainage permits are reviewed and approved simultaneously.	<ul style="list-style-type: none"> Ensure all permit submittals are made simultaneously via the OSP website. Plans for drainage and access permits are required to match.
☒	Off-system Improvements	<ul style="list-style-type: none"> Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.
☒	Drainage permits	<ul style="list-style-type: none"> Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage permit.
☒	Median Modification Letters - Median modifications may be subject to change pending the review of the traffic study.	<ul style="list-style-type: none"> Please provide a list of affected property owners within a minimum of 300 feet plus any properties that could be affected by the modification. Letters will be sent by District staff. We require 30 days after the letters are sent out to receive feedback before a permit can be approved/ issued.

PLANS		
☒	Cover Sheet	<ul style="list-style-type: none"> • Include Location • Include vicinity map • Include permit application numbers
☒	Existing Conditions	<ul style="list-style-type: none"> • Include entire property under ownership • Include all existing buildings. • Include all existing driveways • Include all parking and internal site circulation plan.
☒	Proposed Site plan	<ul style="list-style-type: none"> • Include entire property under ownership • Include all proposed buildings. • Include all proposed driveways • Include all parcels to be served with requested access. • Include all parking and internal site circulation plan.
☒	Roadway Improvements	<ul style="list-style-type: none"> • Roadway Improvement Plans • All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. • Cross sections every 50-feet. • All existing and proposed connections are to be called out. • Must be designed in accordance with Florida Design Manual.
☒	Truck turning template	<ul style="list-style-type: none"> • Utilize FDOT approved software. • Utilize largest anticipated vehicle • Provide ingress and egress to all connection locations • Provide internal site circulation • Adjust radius per FDM Table 214.3.1 if off tracking is demonstrated
☒	Driveway Detail Sheet	<ul style="list-style-type: none"> • Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii)) • Centerline profile(s) with elevation and slope percentage from centerline of State Road to 50' beyond property line. • Driveway length (see Table 22)
☒	Aerial Exhibit	<ul style="list-style-type: none"> • Include all connection and median features within 600' of the proposed driveway(s) for a roadway with a speed 45 mph or less. • Show all connection and median features within 1320' of the proposed driveway(s) for a roadway with a speed greater than 45 mph.
☒	Boundary Survey	<ul style="list-style-type: none"> • Show adjacent parcels, label ownership and all known easements. • Show location of all property boundaries. • Provide a copy of the Warranty Deed.

NON-CONFORMING ACCESS		
☐	Draft cross access agreement	<ul style="list-style-type: none"> Draft cross access agreement provided for review Submitted via OSP in conjunction with permit application. Please include the Cross Access checklist. Reviewed and approved by FDOT Legal and Surveying and Mapping.
☐	Court recorded cross Access agreement	<ul style="list-style-type: none"> Court recorded cross access agreement to be provided in OSP with final permit set for records. Plans must show stub out and call out easement.
TRAFFIC STUDY		
☒	Category C and above applications (600 trips or more a day)	<ul style="list-style-type: none"> Executive Summary Introduction Existing Conditions Proposed Conditions Conceptual Site plan showing driveway geometrics Mitigation and Improvements Conclusions and Recommendations Appendix
☒	Background and project description	<ul style="list-style-type: none"> Project location map and site plan Type of proposed uses Size - building square footages, units, etc. Construction schedule – opening and build-out years Study needs to include posted and planned speed limits, design speeds for major roadways, context classification and access classification. Include spacing requirements for Access Class. On cover page include FDOT Section and MP numbers from FDOT Straight Line Diagram https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
☒	Existing Conditions	<ul style="list-style-type: none"> Document field review of existing conditions including turn lane lengths and queueing conditions during peak hours. Include Aerial of intersections. Signal timings - for study area Multimodal accommodations including transit, pedestrians, and bicyclists AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles Include any discussions/agreements with local entity Account for other planned developments in the area Document programmed improvements on state and local roads in study area
☒	Traffic Forecasts: <i>Utilize the most recent version of the ITE Trip Generation (currently 12th Edition).</i>	<ul style="list-style-type: none"> Daily/AM/PM Peak hours. Provide source, trip rates and table of calculations by land-use Trip Distribution - Include model data and historical data. Show Graphically. Use ITE approved pass-by and capture rates. Background traffic - adjust appropriately. Show graphically. Background plus project trips. Show graphically.

☒	Traffic Analysis	<ul style="list-style-type: none"> • Capacity analysis- project driveways and impacted intersections • AM and PM peak hours analyses - unless special circumstances require mid-day/weekends. • Analysis volumes match graphics and truck percentages match TMC • Multimodal evaluation – Section 4.8 of Handbook • Reasonable signal timings • Safety Analysis – Section 4.9 of Handbook (5 years of crash data) • Existing analysis results match field conditions • Include input and output data sheets • Summarize LOS/Delay - with and without project results • Signal warrant analysis - provide signed and sealed based on FDOT D1 procedures. • If warrants met – separate ICE required – discuss viable controls at pre-app (ICE Manual 2.5.1) • Access spacing - meet agency access spacing guidelines • Turn lane analysis • Mitigation measures result in acceptable operations
SIGNAL WARRANT ANALYSIS Manual on Uniform Traffic Control Devices (MUTCD) - FHWA (dot.gov)		
☐	To be provided if signal warranted are met in accordance with MUTCD	<ul style="list-style-type: none"> • Submitted upon approval of Traffic Study Only • Complete document in PDF format • Document to signed and sealed
INTERSECTION CONTROL 'ICE' ANALYSIS Intersection Operations and Safety (fdot.gov)		
☐	ICE Analysis required	<ul style="list-style-type: none"> • Proposed signal locations • Reconstruction of existing intersections • Driveway Access Category E and above • Complete document in PDF format • Document to be signed and sealed • ICE Contact: Susan.Joel@dot.state.fl.us

Spacing Standards:

[14-97: STATE HIGHWAY SYSTEM ACCESS CONTROL CLASSIFICATION SYSTEM AND ACCESS MANAGEMENT STANDARDS - Florida Administrative Rules, Law, Code, Register - FAC, FAR, eRulemaking \(flrules.org\)](#)

TABLE 2

Class	Medians	Median Openings		Signal	Connection	
		Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed
☐ 2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
☒ 3	Restrictive	2,640	1,320	2,640	660	440
☐ 4	Non-Restrictive			2,640	660	440
☐ 5	Restrictive	2,640 at greater than 45 MPH Posted Speed 1,320 At 45 MPH or less Posted Speed	660	2,640 at greater than 45 MPH Posted Speed 1,320 At 45 MPH or less Posted Speed	440	245
☐ 6	Non-Restrictive			1,320	440	245
☐ 7	Both Median Types	660	330	1,320	125	125

Meeting Notes:

The proposed BayCare Medical Office development comprises two two-story buildings totaling 90,000 square feet of medical office space, located at 5605 Red Rooster Road in Parrish.

- The estimated daily vehicle trip generation for this land use is approximately 3,579 trips, corresponding to a Category D permit application.
- US 301 is classified as a Class 3 roadway with a posted speed limit of 50 mph and a design speed of 45 mph.
- Turn lane specifications are based on the design speed of 45 mph. If a right-turn lane is justified, the required deceleration length is 185 feet.
- Driveway connection spacing standards are based on the posted speed of 50 mph.
- Minimum driveway spacing is 660 feet; for directional median openings, spacing should be at least 1,320 feet; and for full median openings and signalized intersections, at least 2,640 feet.
- The applicant proposes a right-in/right-out driveway close to the southern boundary of the property, which aligns with the 660-foot spacing requirement. It is recommended to consider relocating this driveway further north, if necessary, to avoid design variations caused by insufficient turn lane length, while remaining within the acceptable deviation limits of 10%.
- The D-1 standard driveway connection will be 28 feet wide, with a 16-foot ingress lane and a 12-foot egress lane, and a radius of 35 to 50 feet. Please provide the driveway detail sheet illustrating these measurements.
- A turning template for the largest anticipated vehicle will be required to confirm design compatibility. All ingress and egress points should be evaluated, and internal site circulation should be provided. Adjustments to the turning radius should follow FDM Table 214.3.1 if off tracking is observed.
- A signed and sealed traffic impact study is required for this development. The study should evaluate the highest and best use of the entire property under current ownership, including the medical office located to the east (shown in the site plan). The analysis must include:
 - Evaluation of left turn lane and U-turn opportunities on US 301
 - Right turn lane analysis for projects driveway and at Red Rooster Road on US 301
 - Red Rooster intersection analysis
 - Safety analysis according to Section 4.8 and 4.9 of the Multimodal Transportation Site Impact Handbook.

- FDOT staff inquired about any planned improvements to Red Rooster Road. The applicant has no current knowledge of such improvements.
- Should the County require enhancements to Red Rooster Road, the County will need to serve as the applicant or provide a Letter of Authorization (LOA).

It has been noted that modifications to the full median opening at the Red Rooster intersection may be required, contingent upon crash data and roadway conditions, considering its proximity of approximately 1,400 feet from the Fort Hamer intersection.

*These comments are not intended to be all inclusive of errors and omissions. It should not be assumed that any issues that are not addressed in this correspondence are acceptable to this Department. We will submit additional comments once these issues have been addressed.

FDOT Access Management Guidebook

Table 22 - Recommended Minimum Driveway Length for Major Entrances

Land Use	Driveway Length (In feet)
Any major entrance to a development with 4 or more total lanes in the driveway. (Typically, malls and "Big Box Centers")	300 or greater, based on traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (supermarket, drugstore, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Developments (convenience store with gas pumps)	30
<i>Note: for large developments (such as regional malls, big box centers, or regional office centers), the total recommended length is not necessary for all entrances, only the major ones.</i>	

Source: Adapted from Vergil Stover unpublished course notes

Additional discussion on driveway length can be found in NCHRP Report 659. [Table 23](#) from this report presents simplified guidance on driveway length (also referred to as throat length) based on number of lanes and type of control.

For driveways that may be signalized, driveway length should be determined by a traffic study of expected future traffic and queues. An important measurement in determining the driveway length is the outbound queue. The estimates in Table 22 can be used for unsignalized driveways or for a first estimate of driveway length

Multimodal Transportation Site Impact Handbook Section 4.8 of the MTSIH (): Updated to include guidance and recommended practices to perform bicycle and pedestrian site impact analyses.

Multimodal Transportation Site Impact Handbook Section 4.9 – Safety Analysis: (1) Review and summarize most recent five years of crash data for all existing roadways and intersections in the study area. (2) Identify crash patterns and the site's impacts on these. (3) Develop countermeasures to lessen the impact on existing patterns. (4) Proactive measures for mitigation for site-related crashes. (Section 4.9.2)

Table 214.3.1 Driveway Dimensions

Element	Description	Connection Category		
		A	B	C and D
			2-Way	2-Way
Curbed Roadways				
W	Connection Width	12' Min 24' Max	24' Min 36' Max	24' Min 36' Max
F	Flare (Drop Curb)	10' Min	10' Min	N/A
R	Radial Returns (Radius)	N/A	See Note 3	25' Min 50' Std 75' Max
Y	Angle of Driveway	60°- 90°	60°- 90°	60°- 90°
S	Driveway Traffic Separator or Median	N/A	4'-22' Wide	4'-22' Wide
G	Setback	12' Min., All categories.		
C & D	Corner Clearance and Driveway Connection Spacing	See connection spacing in Tables 201.4.2 and 201.4.3		
Flush Shoulder Roadways				
W	Connection Width	12' Min 24' Max	24' Min 36' Max	24' Min 36' Max
F	Flare (Drop Curb)	N/A	N/A	N/A
R	Radial Returns (Radius)	15' Min 25' Std 50' Max	25' Min 50' Std 75' Max	25' Min 50' Std (Or 3-Centered Curves)
Y	Angle of Driveway	60°- 90°	60°- 90°	60°- 90°
S	Driveway Traffic Separator or Median	N/A	4'-22' Wide	4'-22' Wide
G	Setback	12' Min., All categories.		
C & D	Corner Clearance and Driveway Connection Spacing	See connection spacing in Tables 201.4.2 and 201.4.3		
Notes:				
(1) Connection Categories A, B, C, and D are defined in FDM 214.1.1 .				
(2) 2-Way refers to one entry movement and one exit movement; i.e., not exclusive left or right turn lanes on the connection.				
(3) Small radii may be used in lieu of flares for curbed roadways in Connection Category B when approved by the Department.				
(4) The Angle of Driveway for Connection Category A may be reduced with approval by the local Operations/Maintenance Engineer.				
(5) Design criteria for channelization islands (I) is found in FDM 210.3 .				
Radial Returns (Radius):				
(6) Provide the minimum radius for low-speed roadways with driveway design vehicle of a passenger car.				
(7) Provide the standard radius for high-speed roadways or driveway with large design vehicles (e.g., SU-30).				
(8) Consider providing the maximum radius or compound curve for high-speed roadways or driveway with large design vehicle (e.g., WB-62).				

APPENDIX I: TURN LANE ANALYSIS

Southbound Right-Turn Lane Warrant for East Project Driveway on Red Rooster Road

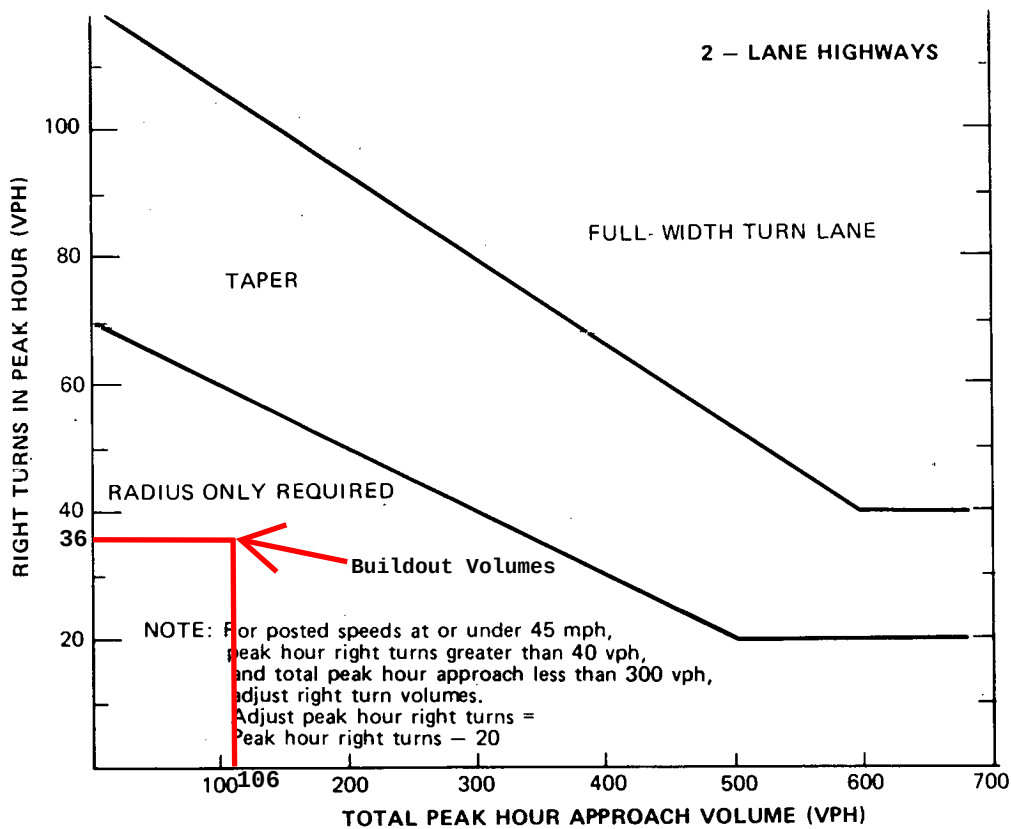
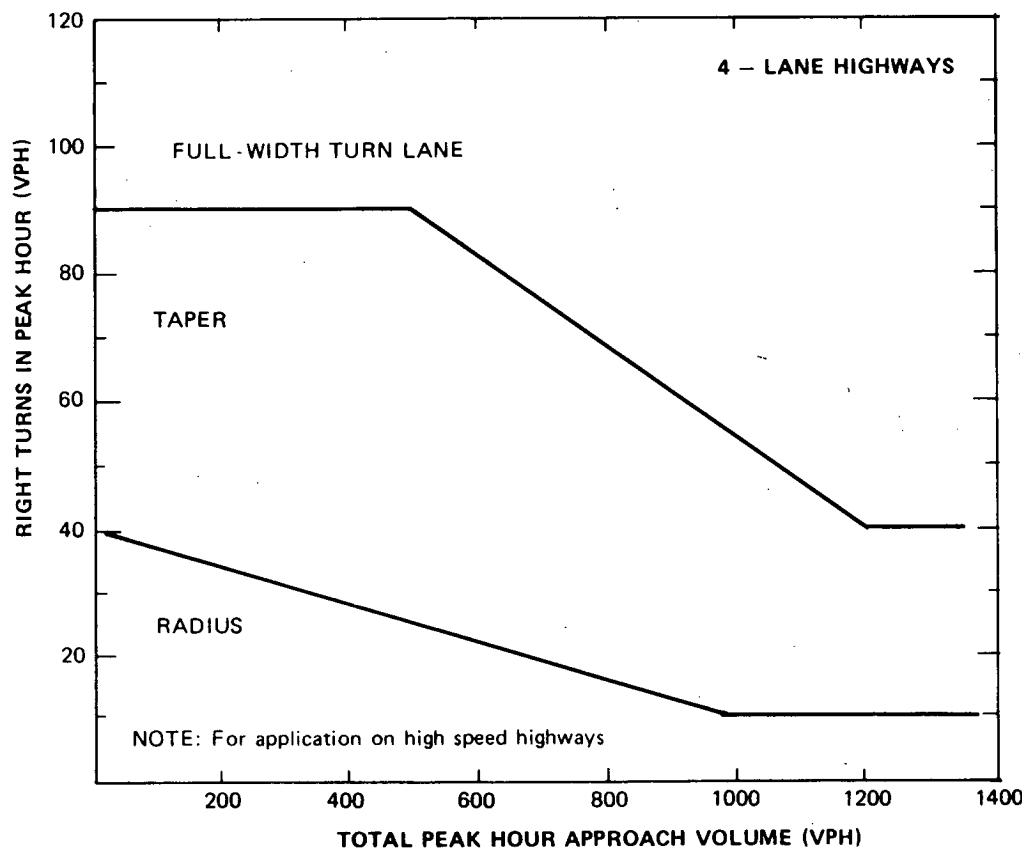


Figure 4-23. Traffic volume guidelines for design of right-turn lanes. (Source: Ref. 4-11)

Northbound Left-Turn Lane Warrant for East Project Driveway on Red Rooster Road

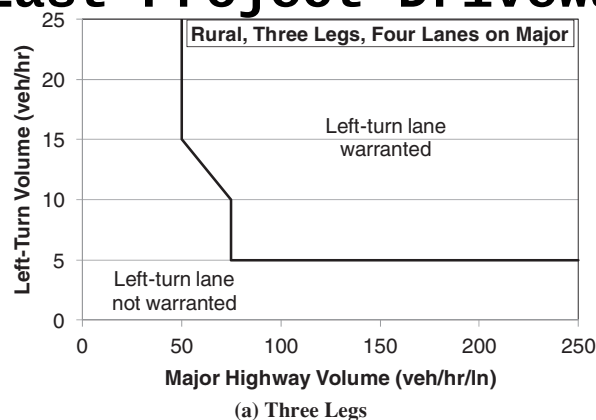
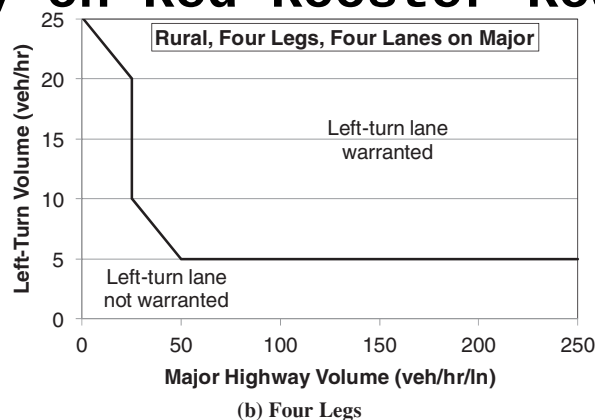


Figure 3. Recommended left-turn lane warrants for intersections on rural four-lane highways.

- Crash modification factors available in the AASHTO *Highway Safety Manual* (4), and
- Construction costs.

For rural conditions, different safety performance functions are provided for two- and four-lane highways and for three- and four-leg intersections. For urban and suburban arterials, prediction equations are provided for three-leg and four-leg intersections. Separate urban and suburban prediction equations are not provided based on the number of lanes on the major road approach. The prediction equations are not a function of speed limit; therefore, the developed warrants also are not a function of speed limit.

A range of values was used in the benefit-cost evaluation to identify volume conditions when the installation of a left-turn lane at unsignalized intersections and major driveways would be cost-effective. Plots and tables were developed that indicate combinations of major road traffic and left-turn lane volume where a left-turn lane would be recommended. Warrants were developed using the following:

- A range of values for the economic value of a statistical life,
- Crash costs based on values in the *Highway Safety Manual*,

- A range of construction costs, and
- A benefit-cost ratio of 1.0 and 2.0.

The research team suggested a benefit-cost ratio of 1.0 along with the mid-range economic value of a statistical life and moderate construction cost to identify the warrants for a left-turn treatment. For urban and suburban areas, that is a left-turn lane. For rural areas, that is a bypass lane. Benefit-cost ratio of 2.0 has been argued as being a more practical value to use to offset the potential variability in other assumptions. The warrants based on a benefit-cost ratio of 2.0 were selected for a left-turn lane on rural highways. These values were similar to the warrants that resulted when the lower crash costs based on older *Highway Safety Manual* costs were used.

Left-turn lanes can reduce the potential for collisions and improve capacity by removing stopped vehicles from the main travel lane. Left-turn lane warrants were developed as part of NCHRP Project 3-91 using an economic analysis procedure for rural, two-lane highways; rural, four-lane highways; and urban and suburban roadways. The methodology presented in the NCHRP Project 3-91 report (1) could also be used if a transportation agency has available local values for delay

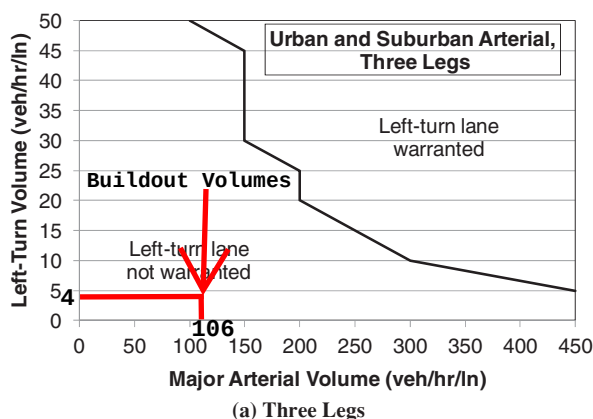
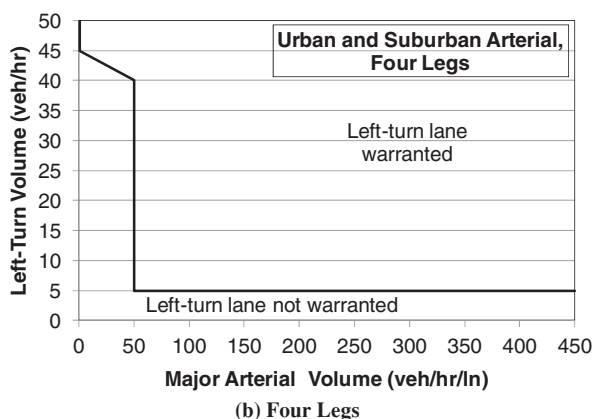


Figure 4. Recommended left-turn lane warrants for intersections on urban and suburban arterials.



July 16, 2026

Mr. Prony Bonnaire Fils, Ph.D.
Manatee County Development Services Department
Transportation Planning Section
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Re: BayCare Medical Office Center – U.S. 301 & Red Rooster Road
PLN2510-0073 and PDO-25-33(Z)(P)
Manatee County, Florida
Supplementary Analysis for 56th Street East

Dear Mr. Bonnaire Fils:

Pursuant to recent discussions initiated by your team, it appears that Manatee County Transportation Planning Section has requested additional traffic-related information associated with the above-referenced project which is beyond recently addressed comments. To accommodate this request, the following supplemental analysis has been prepared and summarized in this letter. The specific procedures and results are provided below.

The requested information is focused along 56th Street East, which is a local neighborhood street that connects Fort Hamer Road on the east side to Red Rooster Road on the west side and encompasses the entire Lakeside Preserve, a 175-unit single-family residential subdivision. This supplemental analysis was undertaken to quantify existing conditions, as well as conditions after project buildout. Existing volumes, as attached, indicate a total of 61 vehicles entering and exiting 56th Street East from Red Rooster Road during the p.m. peak hour (27 entering and 34 exiting), which equates to one (1) vehicle per minute. As cited by Manatee County staff, there are potential concerns regarding project traffic traveling on Fort Hamer Road which *may bypass* the U.S. 301 & Fort Hamer Road intersection and use 56th Street East instead to access the project site.

To provide the worst-case traffic scenario, if all project traffic from/to the Fort Hamer Road area (south of U.S. 301) was assumed to be using 56th Street East instead of U.S. 301, that would add 59 vehicles to 56th Street East during the p.m. peak hour (worst traffic time period). Combined with the existing 61 vehicles, it would total 120 vehicles during the p.m. peak hour, which equates to two (2) vehicles per minute (or one vehicle per 30 seconds). The capacity of a two-lane suburban residential roadway (C3R) is estimated at 2,020 vehicles per hour based upon information found in the Florida Department of Transportation's (FDOT's) *Multimodal Quality/Level of Service Handbook* (MQLOS). The consideration of 120 vehicles per hour is equivalent to approximately 5 percent of the capacity of that roadway which is minimal. As such, **the inclusion of project traffic as potential bypass traffic onto 56th Street East does not indicate a significant impact in traffic on 56th Street East during the p.m. peak hour when compared to the overall capacity of that roadway.**

Additionally, it should be noted that as part of the planned Fort Hamer Road widening project, a 255-foot northbound left-turn lane will be constructed at the intersection of Fort Hamer Road & 56th Street East. The adequacy of this proposed turn lane to accommodate future traffic has also been analyzed below.

To properly estimate the appropriate length of this proposed turn lane, several components were considered. Since no counts were available for this left-turn movement, trips were estimated using the most recent *Institute of Transportation Engineers (ITE) ITE Trip Generation Manual*, 12th Edition, which involved consideration of the approximate 175 single-family homes within the Lakeside Preserve residential subdivision. Based upon the type and size of this subdivision, this community is estimated to generate 161 p.m. peak-hour trips (100 inbound, 61 outbound). Since existing counts at the Red Rooster Road & 56th Street East intersection indicated 27 inbound trips, it was estimated that the remaining 73 inbound trips are arriving from Fort Hamer Road at the 56th Street East intersection. Additionally, the northbound left-turn movement was calculated using the approximate existing proportionate split between the northbound arriving vehicles and the southbound departing vehicles (55% N/45% S) from existing counts at the U.S. 301 & Fort Hamer Road intersection. This split estimated 40 northbound left-turning vehicles at the 56th Street East intersection currently coming into the subdivision. Traffic counts at the U.S. 301 & Fort Hamer Road intersection are attached.

A second component that was considered involved potential existing cut-through traffic within that subdivision that is currently turning left out of 56th Street East at Red Rooster Road intersection. Based upon existing counts at this intersection, 16 westbound vehicles currently turn left to travel south on Red Rooster Road during the p.m. peak hour. Although there is no information to justify that these left-turning vehicles are cut-through traffic, this situation was presumed to provide a worst-case scenario. Thus, these 16 vehicles were added to the 40 vehicles discussed above to produce 56 vehicles. Traffic counts at the Red Rooster Road & 56th Street East intersection are attached.

Finally, project traffic, which is estimated at 18 vehicles, was added to the 56 vehicles to indicate a grand total of 74 vehicles (40 + 16 + 18) during the p.m. peak hour that are currently/proposed to turn northbound left along Fort Hamer Road at the 56th Street East intersection. Please note that the 18 vehicles were originally shown to travel north on Fort Hamer Road and then turn left at the U.S. 301 intersection, before traversing westward towards the project site and enter the project site via Red Rooster Road. By presuming all 18 vehicles would turn northbound left at 56th Street East intersection during the p.m. peak hour, this situation would produce a worst-case traffic scenario of cut-through traffic on the part of the project traffic, which will likely not occur.

Based on Manatee County guidelines, per *AASHTO Policy on Geometric Design of Highways and Street*, 6th Edition, 2011, Chapter 9.7.2., the storage length for a turn lane should be based on the number of turning vehicles likely to arrive in an average two-minute period within the peak hour. Based on 74 turning vehicles during the p.m. peak hour, the queue for an average two-minute period will be 2.5 vehicles per two-minute period. Rounded up to three (3) vehicles, it equals 75 feet of storage length. Combined with a deceleration distance of 155 feet (40 mile per hour (mph) design speed) per the *Florida Design Manual (FDM)* Exhibit 212-1, the total turn lane length will need to be 230 feet. As such, **the planned 255-foot northbound left-turn lane is anticipated to be adequate** even if all project traffic from Fort Hamer Road is assumed to be using the turn lane as a worst-case scenario.

One last item that was reviewed for county staff involved existing traffic and roadway features along 56th Street East. Existing geometry of the approximately 0.4-mile segment of 56th Street East between Fort Hamer Road and Red Rooster Road, along with signage and pavement markings/features, were evaluated for safety conditions. There are three (3) horizontal curves along this segment, which act as traffic calming measures. There are two (2) speed limit signs depicting a 25 mph speed limit. One (1) sign each is posted at the entrances to 56th Street East from Fort Hamer Road and Red Rooster Road. There are four (4) brick crosswalks with advance Pedestrian Crossing (W11-2) signs along 56th Street East between Fort Hamer Road and Red Rooster Road. The brick crosswalks provide a visual contrast to the paved roadway, and along with the Pedestrian Crossing signs, act as traffic calming measures.

Based upon the above review of traffic and roadway features, along with the frequent residential driveways, there are no apparent safety concerns cited along the segment of 56th Street East between Fort Hamer Road and Red Rooster Road.

We trust that the above information addresses the remaining outstanding traffic concern regarding this project. If you have any questions regarding the above matter, please do not hesitate to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bob Agrusa, P.E., PTOE
Senior Project Manager



Basit Ali, P.E.
Transportation Engineer

Attachments: TMCs at Red Rooster Road & 56th Street East
TMCs at U.S. 301 & Fort Hamer Road



[Click here for Map](#)

Peak Hour Turning Movement Count

Manatee County, FL

www.marrtraffic.com



Wednesday, February 19, 2025		
	Mostly Cloudy	71°F
Period	1600 - 1800	APPLY
Peak Hour	1600 - 1700	APPLY
Global PH	1600 - 1700	APPLY

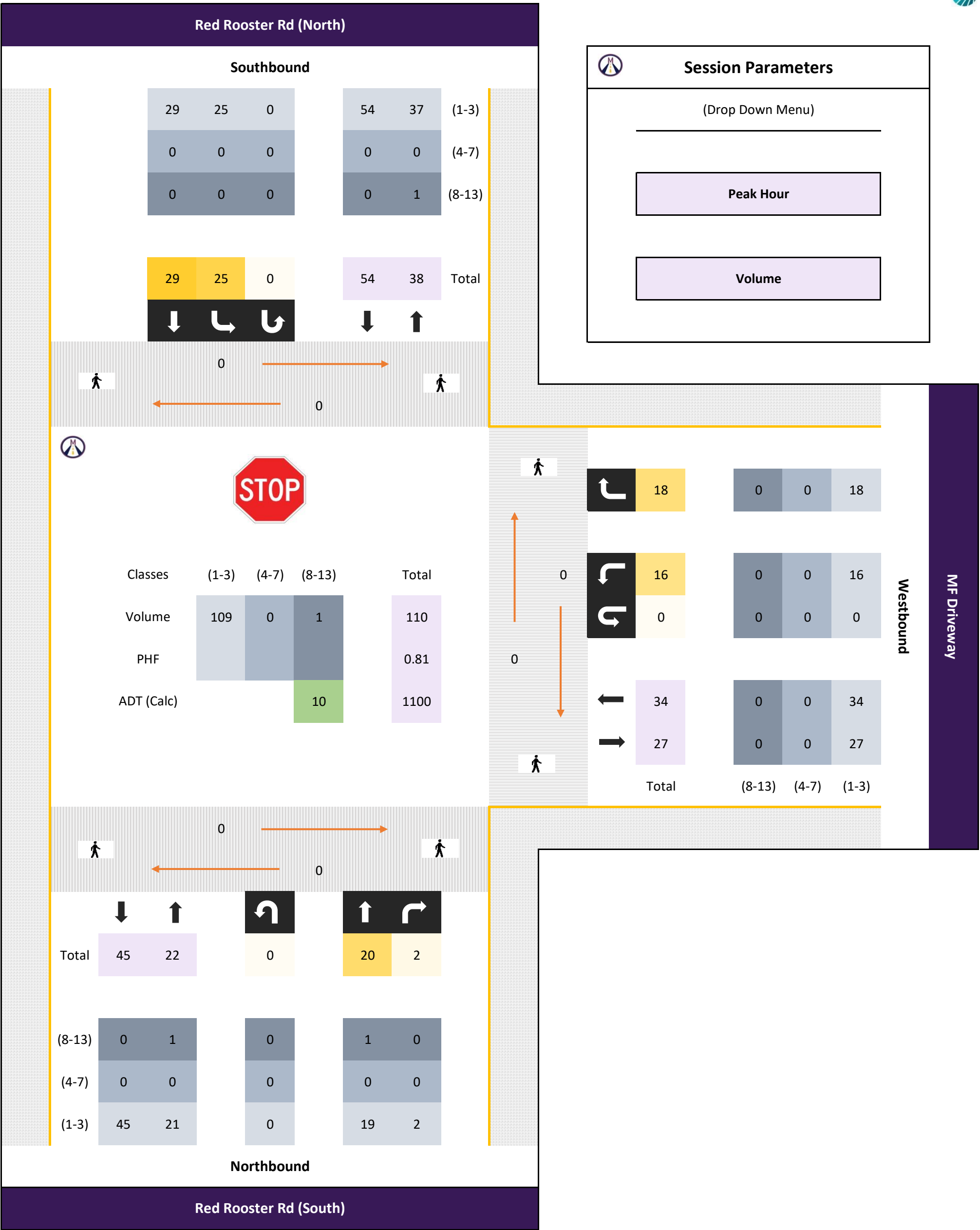
* the Peak Hour Diagram does not include bicycles

Session Parameters

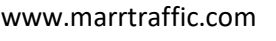
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Peak Hour

Volume



Manatee County, FL



* the Peak Hour Diagram does not include bicycles

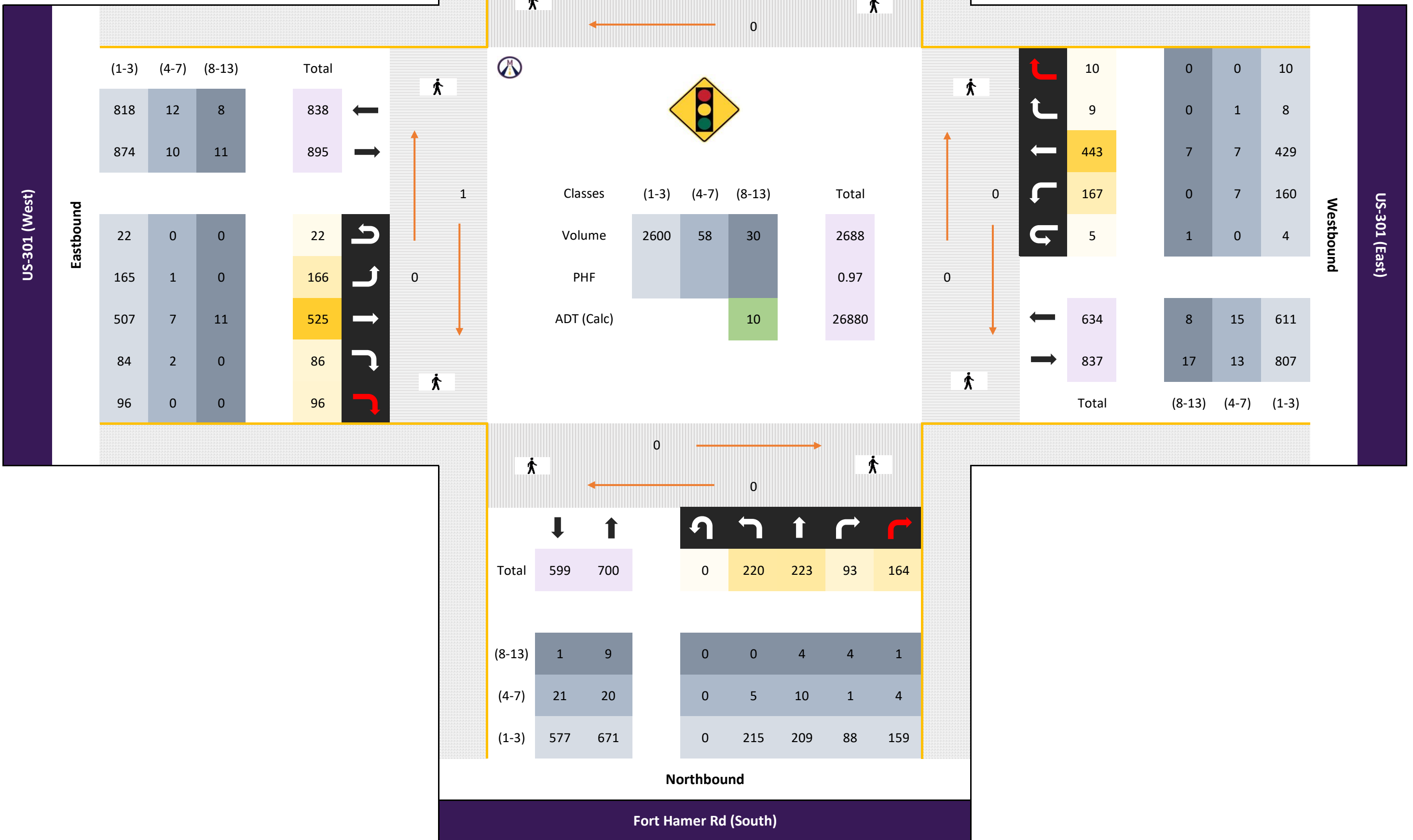


Session Parameters

(Drop Down Menu)

Peak Hour

Volume





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

Form D-4 - Level of Service Concurrency Reservation Application

Project Name: BayCare Medical Office Center - US 301 & Red Rooster

Proposed Land Use: Medical Offices

List previous approvals:

Parent Project File # [Click here](#) CLOS # [Click here](#) Expiration Date: [Enter a date.](#)

Please indicate number(s) for appropriate items:

dwelling units [Click here](#)

hotel rooms [Click here](#)

parking spaces 361
beds [Click here](#)

RV pads [Click here](#)

berths [Click here](#)

square feet of building 90,000

acres of parcel 10.80

If church, # seats/pews [Click here](#)

square feet of building [Click here](#)

If school/day care, # classrooms [Click here](#)

students [Click here](#)

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval. If this application form is not signed by the property owner(s), a notarized Affidavit of Ownership/Agent Authorization (see Form D1) must be submitted with the application.



Signature of Property Owner or Applicant

Scott Rudacille, Esquire, Agent
Printed Name

6/9/2026
Date

BayCare Red Rooster Medical Office Building

Manatee County

Wetland Impact Analysis

PREPARED FOR



BayCare Health System, Inc.
7802 East Telecom Parkway
Tampa, Florida 33637

PREPARED BY



Vanasse Hangen Brustlin, Inc.
501 East Kennedy Boulevard
Suite 1010
Tampa, Florida 33602

July 2, 2026

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Appendix B – Alternative 1 – No Wetland Impacts
Appendix C – Alternative 2 – Wetland Impacts

Introduction

BayCare Health Systems, Inc. (BayCare) is proposing to develop a medical office building on a vacant property located in Manatee County and requested Vanasse Hangen Brustlin, Inc. (VHB) assistance on the environmental aspects of the project. The proposed office building will occur on the property identified by parcel ID 487510752 (Project Area) in Parrish, Florida. The Project Area (Figure 1– Project Location) is bordered by U.S. Highway 301 to the north, Red Rooster Road to the east, and private property to the south and west. The entire project is located in Section 32, Township 33 South, Range 19 East in Manatee County, Florida. The zoning amendment area (Project Area) is 9.67 acres.

VHB completed a site visit to perform a wetland delineation and prepared this Wetland Impact Study to provide BayCare with data and information to understand the existing natural resource conditions of the Project Area, to identify potential environmental constraints that may need to be addressed prior to construction, as well as provide information for completing permit applications with Manatee County Development Services, Southwest Florida Water Management District (SWFWMD), and the United States Army Corps of Engineers (USACE) should they be required.

This Wetland Impact Study includes a discussion of the methodologies used during the wetland delineation, a description of the existing conditions for the Project Area, and the results of database. The following methodologies and data sources were utilized to conduct this analysis.

- › Land use mapping (Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999));
- › Wetlands and other surface waters mapping and analysis, Historical aerial photography analysis;
- › Invasive plant species coverage estimates; and
- › Wetland impact avoidance and minimization analysis

Existing Site Conditions

The Project Area is a 9.67-acre portion of the overall 10.80 acre parcel located at the intersection of U.S. Highway 301 and Red Rooster Road in Parrish, Florida. The Project area is shown on Figure 1 – Project Location. In addition to on-site analysis describing the existing conditions of the Project Area, the project boundary has been overlaid on publicly available natural resource data to aid in describing existing conditions. Natural resource data used for this evaluation included:

- › US Geologic Survey (USGS) topographic maps from 2025;
- › National Resource Conservation Service (NRCS) Soil Survey for Manatee County, Federal Emergency Management Agency (FEMA) floodplain map; and
- › 1951 historical imagery and 2024 aerial imagery.

Topography

Based upon the USGS Topography Quadrangle (Figure 2 – USGS Topography), elevations across the Project Area range from 40 NAVD88 (North American Vertical Datum, 1988) to 45 NAVD88. One perennial pond and one woodland feature are identified on the USGS data. The remainder of the Project Area is depicted as open undeveloped land. No wetland features are identified on the Project Area on the USGS data. The surrounding landscape includes residential housing, forested wetlands, herbaceous wetlands, and open water bodies. The existing site conditions (elevation and water features) were verified to be consistent with USGS during the site visit.

Soils

The NRCS Soil Survey for Manatee County mapped two soil types within the Project Area (Figure 3 – Soils and Table 1 – Project Area Soil Types). The dominant soil unit, Eaugallie-wet, fine sand, 0 to 2 percent slopes. The other soil unit, Palmetto sand, contains 100 percent hydric soil components and is considered a hydric soil. Hydric inclusions may be found within depressions, drainageways, and flats. On-site analysis of soil conditions concluded the Palmetto sand soil unit does support a wetland community and contains hydric soil field indicators as outlined in the Field Indicators of Hydric Soils in the United States field guide (NRCS 2018).

Table 1 - Project Area Soil Types

Map Code	Description	Hydric Soil	Acres	Percent of Project Area
20	Eaugallie-wet, fine sand, 0 to 2% slopes	No	6.52	67%
38	Palmetto sand	Yes	3.15	33%

Floodplains

Federal Emergency Management Agency (FEMA) resources were evaluated for floodplain occurrences within the Project Area (Figure 4 – FEMA Floodplain). Mapped floodplains are generally associated with low lying areas, depressions, and drainage features. Per FEMA data, most of the Project Area (92 percent; 8.93-acres) has been mapped within designation Flood Zone X, which is considered minimal risk areas outside the 1 percent and 0.2 percent annual chance floodplains. The remainder of the Project Area (8 percent; 0.74-acres) has been mapped within designation Flood Zone A, which is considered high risk and at least a 1 in 4 chance of flooding during a 30-year period. The project proposes impacts to the area designated as Flood Zone A and compensatory flood storage is anticipated.

Historical Aerial Analysis

Historical aerial photography of the Project Area from 1951 was obtained from the University of Florida Map and Imagery Library (Figure 5 – 1951 Aerial Imagery). Analysis of the aerial photography indicates most of the entire Project Area was cleared of mature hardwood vegetation for agricultural use. One wetland is easily identifiable within the Project Area in the 1951 aerial photograph. One ditch is clearly visible that connects the wetland to other wetlands to the north of the Project Area. The surrounding landscape was citrus production and open land presumably used for livestock grazing. Both roads that are presently adjacent to the Project Area, U.S. Highway 301 and Red Rooster Road, were constructed by 1951.

Land Use

VHB ecologists conducted desk-top reviews and field surveys of the Project Area to map and characterize the existing land uses per FLUCFCS (FDOT 1999). Four ecological communities were identified in the Project Area (Figure 6 – Land Use and Table 2 – Existing Land Uses). The dominant community is unimproved pasture (FLUCFCS 212) and accounts for 75 percent (7.23 acres) of the Project Area. Surrounding land uses include agricultural, low-density residential, forested wetlands, herbaceous wetlands, and reservoirs.

VHB ecologists also used the field delineated wetland boundaries, in accordance with Chapter 62-340, Florida Administrative Code (F.A.C.) and Section 7.2 of the Applicant's Handbook Volume I, to establish the land use limits of wetlands and other surface waters (OSW) (Figure 7 – Wetland and Surface Waters). Three wetland communities and one OSW were identified and delineated on the Project Area. Descriptions of each community and details on the methodology used for the wetland delineation are provided below.

Two wetlands were classified as vegetated non-forested wetlands (FLUCFCS 640). Wetland-1 is 1.35 acres and Wetland-2 is 0.06 acres.

One shrub wetland (FLUCFCS 647), Wetland-3, is located between the open water of the livestock pond and the vegetated non-forested wetlands. Wetland-3 is approximately 0.54 acres.

One OSW in the form of a livestock pond (FLUCFCS 534) was identified and delineated to account for five percent (0.49-acres) of the Project Area.

Table 2 - Existing Land Uses

FLUCFCS Code	Description	Acres	Percent of Project Area
212	Unimproved Pasture	7.23	75%
534	Reservoirs less than 10 acres	0.49	5%
640	Vegetated non-forested wetlands (Wetland 1)	1.35	14%
640	Vegetated non-forested wetlands (Wetland 2)	0.06	1%
647	Shrub wetland	0.54	5%
Total		9.67	100%

Upland Land Use Descriptions

Unimproved Pasture (FLUCFCS 212) is the most prevalent land use throughout the Project Area. This community is characterized by an abundance of unmaintained herbaceous species including bahia grass (*Paspalum notatum*), limpograss (*Hemarthria altissima*), Vasey grass (*Paspalum urvillei*), ragweed (*Ambrosia artemisiifolia*), white begger-ticks (*Bidens alba*), dogfennel (*Eupatorium capillifolium*), Bermuda grass (*Cynodon dactylon*), and carpet grass (*Axonopus fissifolius*). The unimproved pastures associated with the Project Area are not maintained with mechanical or chemical management practices.

There are no native upland habitats on site.

Wetlands and Other Surface Waters Land Use Descriptions

Reservoirs less than 10-acres (FLUCFCS 534) is a livestock pond located in the middle of the Project Area. This community contains open water and was previously utilized as a livestock pond. The pond is excavated from a historical wetland that is noticeable in the 1951 aerial and in a soil unit identified as hydric (Palmetto Sand). The boundary of the livestock pond was delineated using the vegetation line and open water from 2024 and 2025 aerial imagery obtained from the Environmental Systems Research Institute (ESRI) and Google Earth.

Vegetated Non-Forested Wetlands (FLUCFCS 640) are located in the footprint of the historical wetland. Two separate areas of vegetated non-forested wetland were identified and delineated. The vegetated non-forested wetlands are dominated by torpedo grass and American cupscale grass (*Sacciolepis striata*), with occasional paragrass (*Urochloa mutica*) and broomsedge (*Andropogon virginicus*). Other herbaceous species identified in this community include Asian coinwort (*Centella asiatica*), marsh pennywort (*Hydrocotyle umbellata*), many-spiked sedge (*Cyperus polystachyos*), Long's sedge (*Carex longii*), and climbing dayflower (*Commelina diffusa*). Nuisance non-native vegetation comprises approximately 60 percent of the plant community in the vegetated non-forested wetlands.

Shrub Wetland (FLUCFCS 647) are located around the open water of the livestock pond (FLUCFCS 534). This community is densely vegetated and dominated by shrub species commonly found in wetlands including Peruvian primrosewillow (*Ludwigia peruviana*), Mexican primrosewillow (*Ludwigia octovalis*), Brazilian pepper (*Schinus terebinthifolia*), and saltbush (*Baccharis halimifolia*). Herbaceous vegetation in this community is dense and includes torpedo grass, American

cupscale grass, and Bermuda grass. Nuisance non-native vegetation comprises approximately 50 percent of the plant community in the shrub wetland.

Land Use Proximity and Wildlife Connectivity

The proposed Project Area is located on highly trafficked U.S. Highway 301 in an area that has significantly increased in population in the past several decades. Low-density residential housing surrounds the proposed Project Area. New residential housing developments are in progress within one mile to the southeast of the proposed Project Area. Other nearby land uses that could benefit from the proposed project include medium density residential housing, commercial facilities, and schools. Existing land uses within the Project Area are detailed above in the Land Use section.

Exotic Species – Degree of Disturbance

The vegetative community of the wetlands on the Project Area proposed for impacts are poor quality due to the dominance of nuisance exotic species. Vegetative community composition for each wetland is detailed in the Land Use and Uniform Mitigation Assessment Method (UMAM) Scores sections.

All three wetlands identified and delineated on the Project Area have a plant community that is overgrown and dominated by nuisance exotic vegetation. Table 3 – Exotic Plant Species below summarizes the estimated percent coverage of native and nuisance species for each wetland.

Table 3 – Exotic Plant Species

Wetland ID	Acres	Percent Nuisance or Exotic Vegetation	Invasive Species
Wetland 1 (W-1)	1.35	60%	Torpedo grass, paragrass, limpograss
Wetland 2 (W-2)	0.06	60%	Torpedo grass, paragrass, limpograss
Wetland 3 (W-3)	0.54	50%	Brazilian pepper, Peruvian primrosewillow, torpedo grass

Wetland Delineation and Assessment

Methodology

VHB Professional Wetland Scientists (PWS) delineated the limits of wetlands and OSWs for the Project Area during a site visit on August 20, 2025. The identification of wetlands and OSWs on the Project Area was performed based on the Florida Department of Environmental Protection (FDEP) Unified Wetland Delineation Methodology per Chapter 62-340, F.A.C. This methodology is based on the identification of specific hydrologic requirements, including the dominance of hydrophytic vegetation, the presence of hydric soils, and indicators of hydrologic conditions. Wetland delineation points were captured in the field using a sub-meter accurate GPS receiver.

The Uniform Mitigation Assessment Method (UMAM) provides a standardized procedure for assessing the ecological functions provided by wetlands, and OSWs, the amount that those functions are reduced by a proposed impact, and the amount of mitigation necessary to offset that loss. The UMAM evaluates functions through consideration of an ecological community's current condition, hydrologic connection, uniqueness, location, fish and wildlife utilization, time lag, and mitigation risk. VHB PWS evaluated the wetland communities and OSWs identified on the Project Area using UMAM procedures as outlined in Chapter 62-345.300, F.A.C.

An application for a Formal Determination (FD) of the Landward Extent of Wetlands and Other Surface Waters has been submitted to SWFWMD using the wetland delineation results detailed in this report. Mitigation requirements detailed below will be adjusted (if necessary) at the conclusion of the FD process. The landward extent of wetlands and OSWs will be formalized following a field review by SWFWMD.

Results

VHB identified and delineated the boundaries of wetlands identified as Wetland-1 (1.35-acres), Wetland-2 (0.06-acres), and Wetland-3 (0.54 acres). Each of these wetlands are classified as vegetated non-forested wetlands. The wetlands are dominated by hydrophytic vegetation and hydrologic indicator (standing water) was present.

One OSW was identified as OSW-1 and classified as a Reservoir less than 10-acres (FLUCFCS 534). The boundary of OSW-1 was delineated using the vegetation line and open water from the most recent publicly available aerial imagery from 2024 and 2025 obtained from ESRI and Google Earth. The wetlands and the OSW are located in an area that was likely an herbaceous wetland community as identified during the historical aerial analysis using aerial photography from 1951.

Uniform Mitigation Assessment Method

VHB PWS evaluated each wetland and OSW to propose UMAM scores using the Assessment and Scoring methodology outlined in Chapter 62-345.500, F.A.C. The proposed scores were used to calculate functional loss and determine approximate mitigation requirements for impacts. All

wetlands and the OSW are proposed for impacts. Table 4 – Proposed UMAM Scores below summarizes the proposed UMAM scores for each wetland and UMAM sheets for each wetland are provided in Appendix A – Proposed UMAM Score Sheets.

Table 4 – Proposed UMAM Scores

Assessment Area	Acres	Location and Landscape Support	Water Environment	Vegetative Community Structure	Score (Sum/30)	Functional Loss (Score x acres)
Wetland 1	1.35	4	3	4	0.37	0.50
Wetland 2	0.06	4	3	4	0.37	0.02
Wetland 3	0.54	4	3	5	0.40	0.22
OSW-1	0.49	4	2	1	0.23	0.11
Total	2.44					0.85

Wetland Scores

The vegetative community of both Wetland-1 and Wetland-2 is comprised of approximately 60 percent invasive plant species including torpedo grass, Vasey grass, and paragrass. Native vegetation comprises approximately 40 percent of the vegetative community and includes broomsedge, marsh pennywort, many-spiked sedge, Long's sedge, and climbing dayflower.

Wetland-3 is comprised of approximately 50 percent invasive plant species including torpedo grass, Peruvian primrosewillow, and Brazilian pepper. Native species in this community include saltbush and Mexican primrosewillow. Vegetation structure is in an overgrown state from fire suppression, the lack of recent mechanical maintenance, and the lack of recent livestock grazing. The current structure and composition of the vegetative community provides minimal benefits to listed wildlife species.

The water environment of the wetlands is severely altered by historical ditching and surrounding land uses. The water is presumably low quality due to heavy agriculture use on the site and runoff from the surrounding heavily trafficked roads. Algae was observed on the surface of standing water throughout the wetlands during the site visit by VHB scientists. The hydrology and water quality supports a function and provides benefits to fish and wildlife at 30 percent of the optimal capacity for the assessment areas.

The wetlands are not unique to the landscape and are not in a location that is easily accessible to wildlife species. Wildlife access to and from the wetlands are restricted by the presence of barriers including fencing and high-traffic roads. Compared to the ideal location, the wetland locations limits their opportunity to perform beneficial functions to 40 percent of the optimal ecological value.

Other Surface Water Scores

The OSW assessment area (OSW-1) is a livestock pond characterized by a non-vegetated open water component. The pond was excavated from a historical wetland feature that was identified during the review of historical aerial photography. The vegetative community on the littoral shelf

of the assessment area was separated as a shrub wetland (Wetland-3) and is not included in the assessment area for the OSW.

Similar to the surrounding wetlands, the water environment of the assessment area is significantly altered by historical ditching and presumably has low water quality. The hydrology and water quality supports a function and provides benefits to fish and wildlife at 20 percent of the optimal capacity for the assessment areas.

The OSW is not unique to the landscape and is not in a location that is easily accessible to wildlife species. Wildlife access to and from the OSW is restricted by the presence of barriers including fencing and heavily trafficked roads. Compared to the ideal location, the OSW location limits the opportunity to perform beneficial functions to 40 percent of the optimal ecological value.

Wetland Impacts, Minimization and Avoidance

Purpose and Need Statement

The proposed project is a medical office building that will have direct benefits to the health and safety of the citizens and result in an overriding benefit to the community. The proposed project would create access to medical facilities for nearby residents of the community. The proposed project does not fall within a Development of Regional Impact (DRI). The location of the wetlands in the central portion of the Project Area limits the possible design alternatives. Only developing on the uplands is not economically viable due to the limited size and location of the uplands on the Project Area. Avoiding wetland impacts would leave the applicant with an inability to make reasonable use of the Project Area unless the proposed impacts are approved.

Alternative Impact Analysis

VHB civil engineers carefully design site plans to account for the safety of the citizens that are anticipated to access any onsite facilities. Medical facilities are especially complex due to the added consideration of accessibility for medical response vehicles. It is imperative to have as much space as possible to design the safest, most effective, and most efficient medical facility that will not jeopardize the safety or wellbeing of the public. The location of parking lots, sidewalks, and pedestrian crossings are vital to the safety of citizens accessing the medical facilities and optimal design that includes these considerations requires space.

Alternative 1

Alternative 1 includes a design that does not impact wetlands, wetland buffers, or OSWs was created as Alternative 1 – No Wetland Impacts (Appendix B – Alternative 1 – No Wetland Impacts). This design would result in a significant reduction in building sizes and parking lots, which would eliminate the economic feasibility of the project. This design also requires sharp turns and blind spots that are potential safety concerns for emergency vehicles in parking lots and drive aisles. The lack of space requires further walking distances from parking lots to buildings and between buildings which creates a higher probability of human-vehicle collision.

Alternative 2

Alternative 2 includes a design that includes a typical office complex design including parking. This alternative impacts all wetlands, wetland buffers, and OSWs was created as Alternative 2 – Impacts (Appendix C – Alternative 2 – Wetland Impacts). This preferred design has the space necessary to create a safe and efficient medical facility that is easily accessible to citizens and emergency medical staff. Drive aisles create a traffic flow that minimizes sharp turns and blind spots. Parking lots are within a reasonable walking distance and allow for traffic flow in a matter

that does not jeopardize the safety of pedestrians or motorists. Alternative 2 is the preferred alternative.

Impact Statement

The proposed project includes impacts to three wetland features and one OSW that would result in an approximate total UMAM functional loss of 0.84. The OSW is centrally located in the Project Area. The wetland features are also located in the central portion of the Project Area and extend to the north boundary. The wetlands are not easily identifiable on recent aerial photography, and the applicant could not have reasonably foreseen the development potential of the property is limited as a result of the requirement to avoid impacts to wetlands or buffers. The proposed wetland impacts may be mitigated through the purchase of state herbaceous credits from a wetland mitigation bank. Pursuant to Chapter 373.414(8)(a)(3) of the Florida Statutes (F.S.), proposed impacts to wetlands are reasonably expected to be mitigated for within the same drainage basin. The Project Area is located in the Manatee River watershed. The quantity of state herbaceous wetland mitigation credits needed, and mitigation bank will be determined by the State issued Environmental Resource Permit (ERP).

Permitting Approach

Federal

Jurisdictional wetlands are protected by the U.S. Environmental Protection Agency (EPA) as Waters of the U.S. (WOTUS) under Section 404 of the Clean Water Act (CWA). The regulation of wetlands is carried out at the federal level by the USACE. On March 12, 2025, the EPA and USACE announced a joint memorandum issuing guidance to field staff on implementation of “continuous surface connection” (CSC) consistent with the U.S. Supreme Court’s May 25, 2023, decision in the case of *Sackett v. Environmental Protection Agency*.

To comply with Section 404 of the CWA, a Jurisdictional Determination (JD) will be performed and submitted to the USACE for the proposed Project. The wetlands and OSW identified and delineated on Project Area are not anticipated to be considered WOTUS due to the lack of CSC to offsite wetlands and OSWs.

State of Florida

Part IV of Chapter 373, F.S., outlines the regulation of certain activities including dredging and filling in wetlands and surface waters through the implementation of an ERP program. The ERP program rules are adopted under Chapter 62-330, F.A.C. with further guidance provided in the Environmental Resource Permit Applicant’s Handbook, Volume I. In advance of an ERP application for the proposed Project, a Petition for a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (Form 62-330.201) has been submitted to the SWFWMD.

Manatee County

Part IV of Chapter 3, Section 322. -Preliminary Site Plan (PSP) of the Manatee County Land Development Code (LDC) states that PSPs shall be designed to show the location and nature of a project at a greater detail, to allow analysis of the arrangement of land uses and improvements on the site in relation to each other, existing conditions, and surrounding property. This document was prepared with the intent to address items 27, 28, and 55-58 of Manatee County Form C3 – Preliminary Site Plan Application Checklist.

Land Development Code Section 402.6.T.3.b states that when existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. As summarized in this report, the historical marsh wetland in Figure 5 was converted to a rectangular stock pond prior to 1984. Currently, wetland vegetation surrounding the stock pond consists primarily of nuisance and exotic species including Brazilian pepper, Peruvian primrosewillow, torpedograss and paragrass. The upland habitat surrounding the stock pond consists primarily of improved pasture including a dominance of exotic pasture grasses such as Bahia grass, limpograss and Vasey grass. As the site does not currently consist of native plant communities, Land Development Code Section 402.6.T.3.b does not apply to this project.

Part II of Chapter 7, Section 706.2 (A) of the Manatee County LDC states that the landward extent of wetlands shall be determined in accordance with Chapter 62-340 F.A.C. The landward extent of the wetlands identified on the Project Area will be confirmed by SWFWMD during the FD process.

Summary

VHB scientists conducted a series of natural resource evaluations to support an understanding of existing conditions and potential constraints related to the proposed project. These evaluations included a review of published current and historic natural resources data, combined with on-site habitat mapping and a wetland delineation of all wetlands and OSWs on the Project Area.

The wetland delineation resulted in the identification and delineation of three wetland features on the Project Area. All wetlands are overgrown and dominated by nuisance exotic species. One OSW in the form of a livestock pond and three wetland communities were identified and delineated. The wetlands provide limited nesting and foraging opportunities for listed wildlife species. Each wetland and OSW were evaluated using UMAM procedures and scores for each were proposed. The proposed scores and delineated areas were used to approximate the functional loss of wetland impacts.

This study details the alternative designs including the design created that would avoid all wetland impacts (Alternative 1 – No Wetland Impacts). This option was determined to be less safe due to design limitations from space restrictions and is not recommended over the preferred design (Alternative 2 – Wetland Impacts). Wetland impacts are necessary to create the optimal design displayed in Alternative 2 and the proposed Project will have an overriding public benefit to the citizens of Manatee County by providing safe and easily accessible healthcare facilities.

Literature Cited

FAESS (Florida Association of Environmental Soil Scientists). March 2007. Hydric Soils of Florida Handbook, Fourth Edition. HYDRIC SOILS OF FLORIDA (faess.org)

FDEP (Florida Department of Environmental Protection), Map Direct Online Portal, <https://ca.dep.state.fl.us/mapdirect/>, accessed September 4, 2025.

FDOT (Florida Department of Transportation). 1999. Florida Land Use, Cover and Forms Classification System. Surveying and Mapping Office – Geographic Mapping Section. Tallahassee, Florida.

NRCS 2018 Field Indicators of Hydric Soils in the United States. A Guide for Identifying and Delineating Hydric Soils, Version 8.

Figures

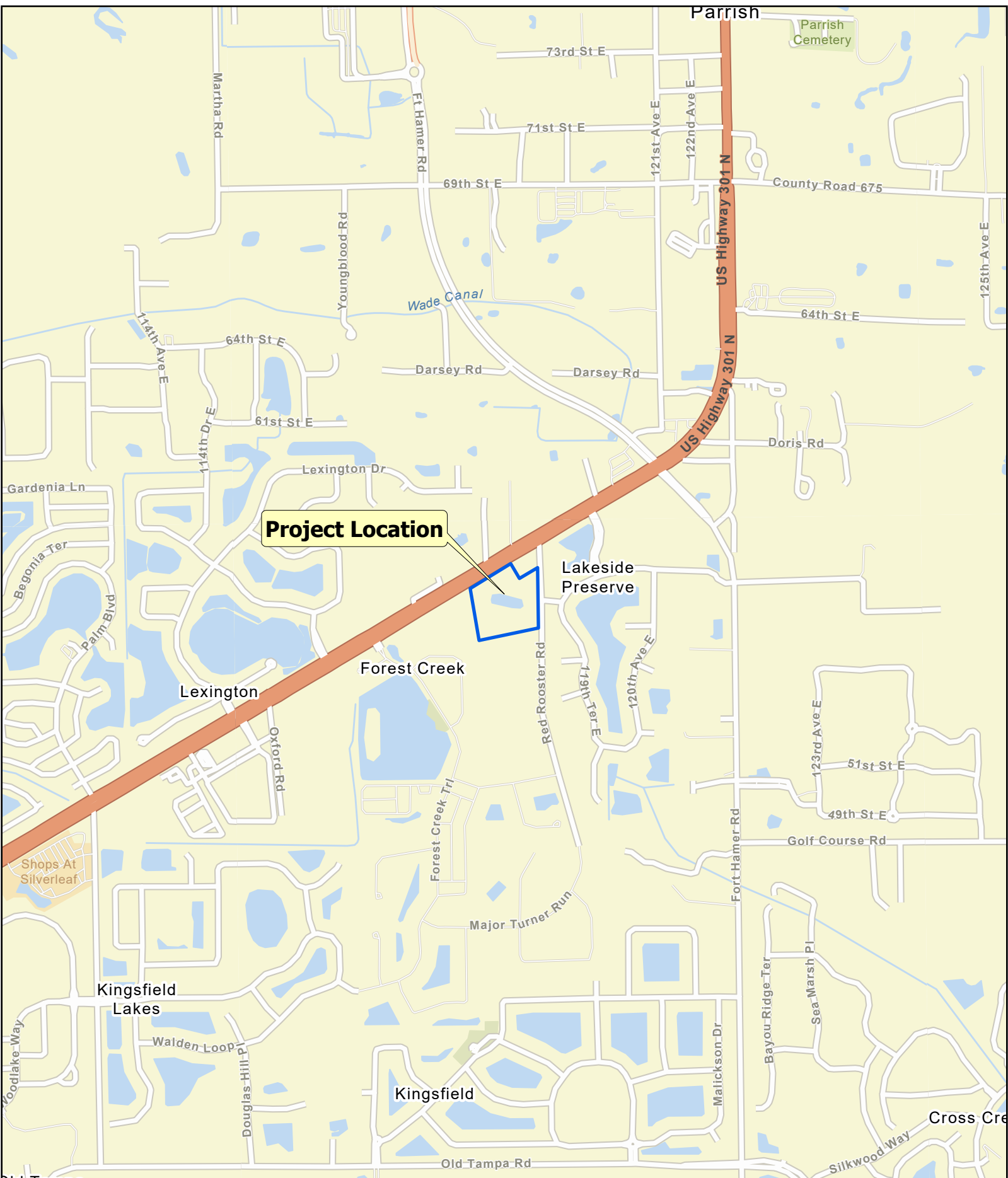


Figure 1 - Project Location
BayCare Red Rooster
Medical Office Building
Wetland Impact Study
Manatee County, Florida

 Zoning Amendment Boundary



Map Date: June 2026
Data Source: ESRI Basemaps



501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

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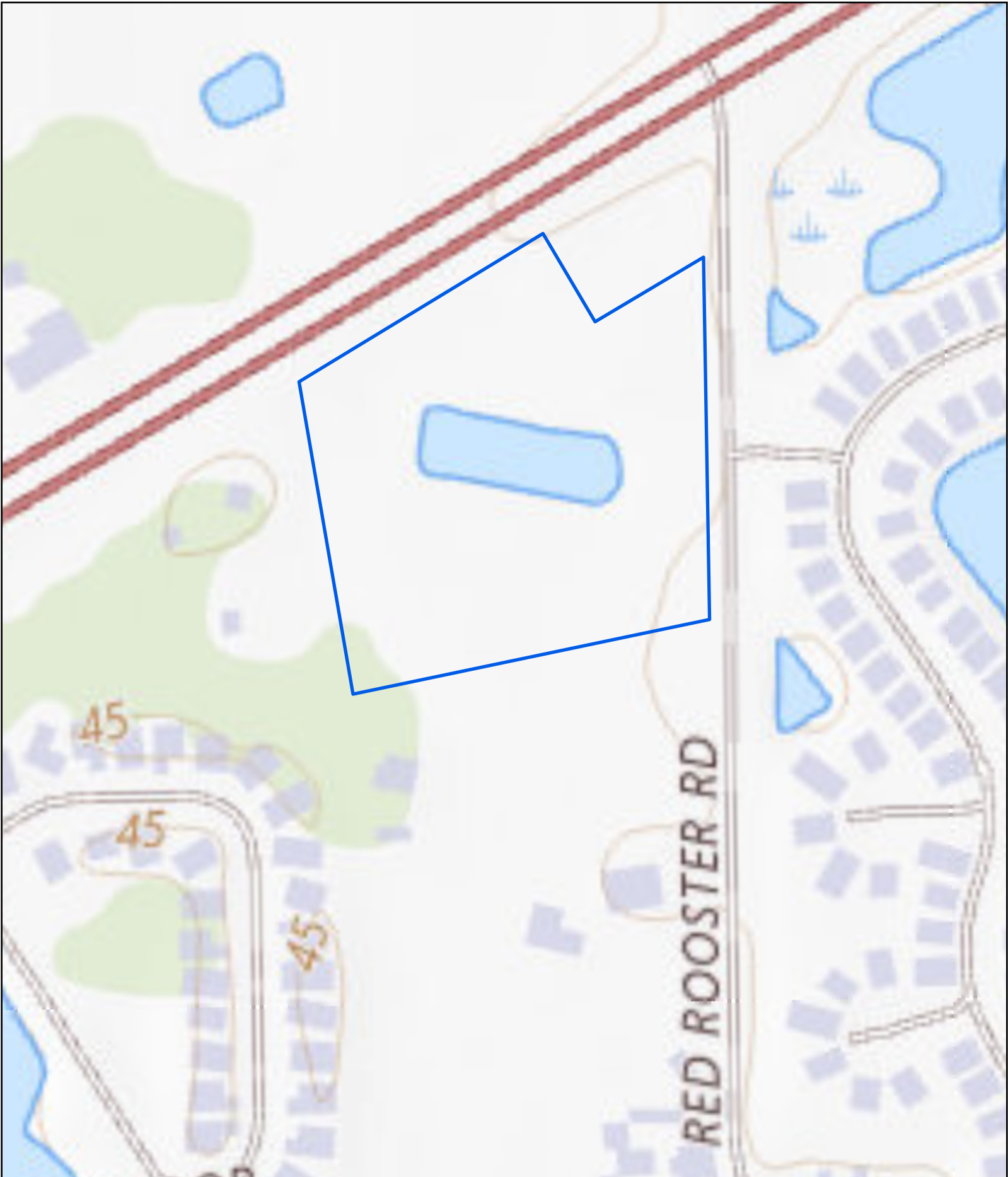


Figure 2 - USGS Topography
BayCare Red Rooster
Medical Office Building
Wetland Impact Study
Manatee County, Florida

 Zoning Amendment
Boundary


0 100 200 Feet
Map Date: June 2026
Data Source: ESRI Basemaps


501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

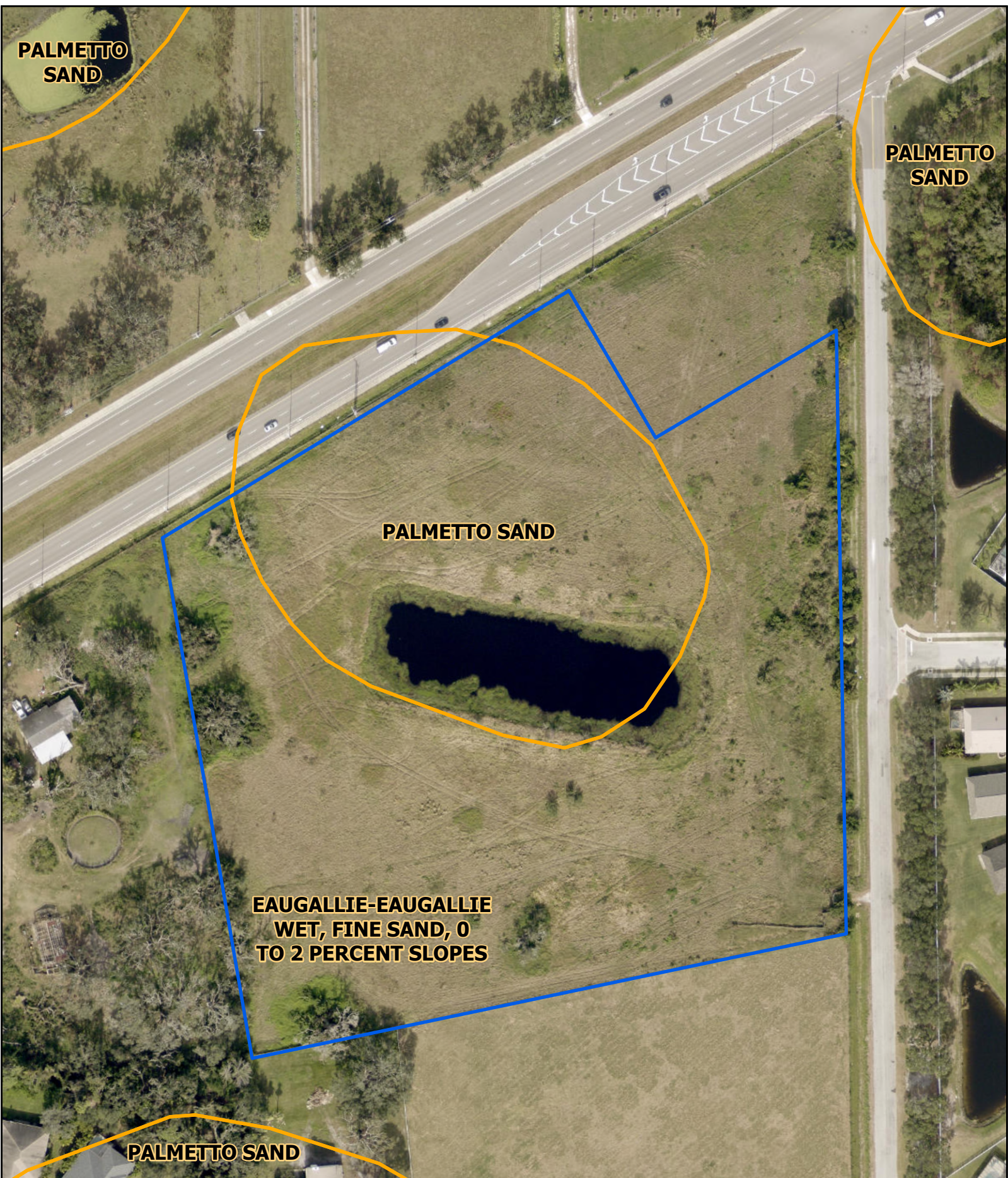


Figure 3 - Soils
 BayCare Red Rooster
 Medical Office Building
 Wetland Impact Study
 Manatee County, Florida

- Zoning Amendment Boundary
- USDA/NRCS Soil Units

0 75 150
Feet

Map Date: June 2026
Data Source: ESRI Basemaps

N
W — E
S



501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

Path: \\vhb.com\gis\proj\Tampa\66704-01 BC Red Rooster MOB Rez\Project\BayCare_RedRooster_GIS_Figures.aprx



Figure 4 - FEMA Floodplain
 BayCare Red Rooster
 Medical Office Building
 Wetland Impact Study
 Manatee County, Florida

 Zoning
 Amendment
 Boundary

Flood Zone
 A
 AE
 X


 0 250 500 Feet
 Map Date: June 2026
 Data Source: ESRI Basemaps


 501 East Kennedy Blvd
 Suite 1010
 Tampa, FL 33602

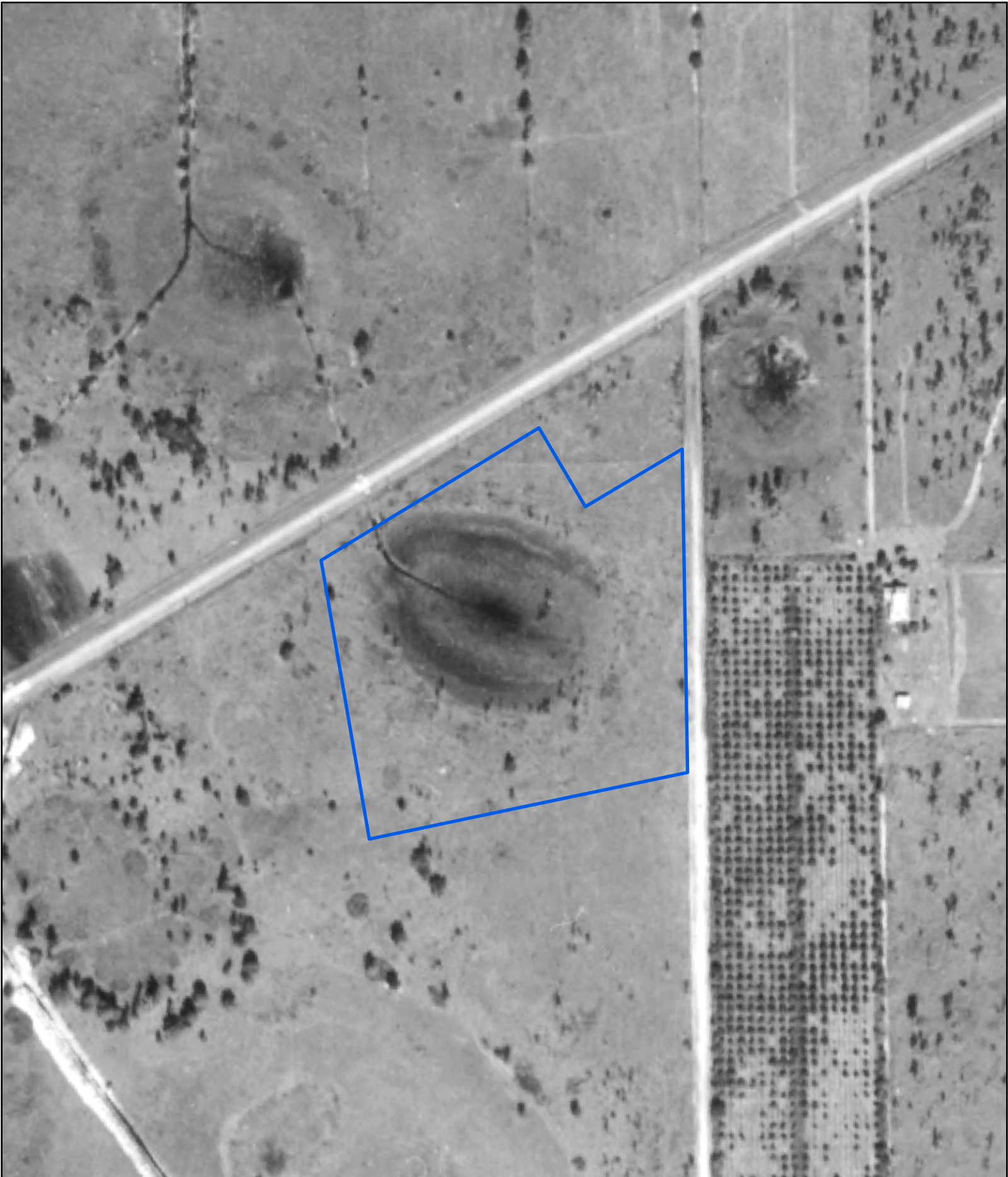
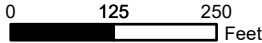


Figure 5 - 1951 Aerial Imagery
BayCare Red Rooster
Medical Office Building
Wetland Impact Study
Manatee County, Florida

 Zoning Amendment
Boundary



Map Date: June 2026
Data Source: UF Map Img. Library


501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

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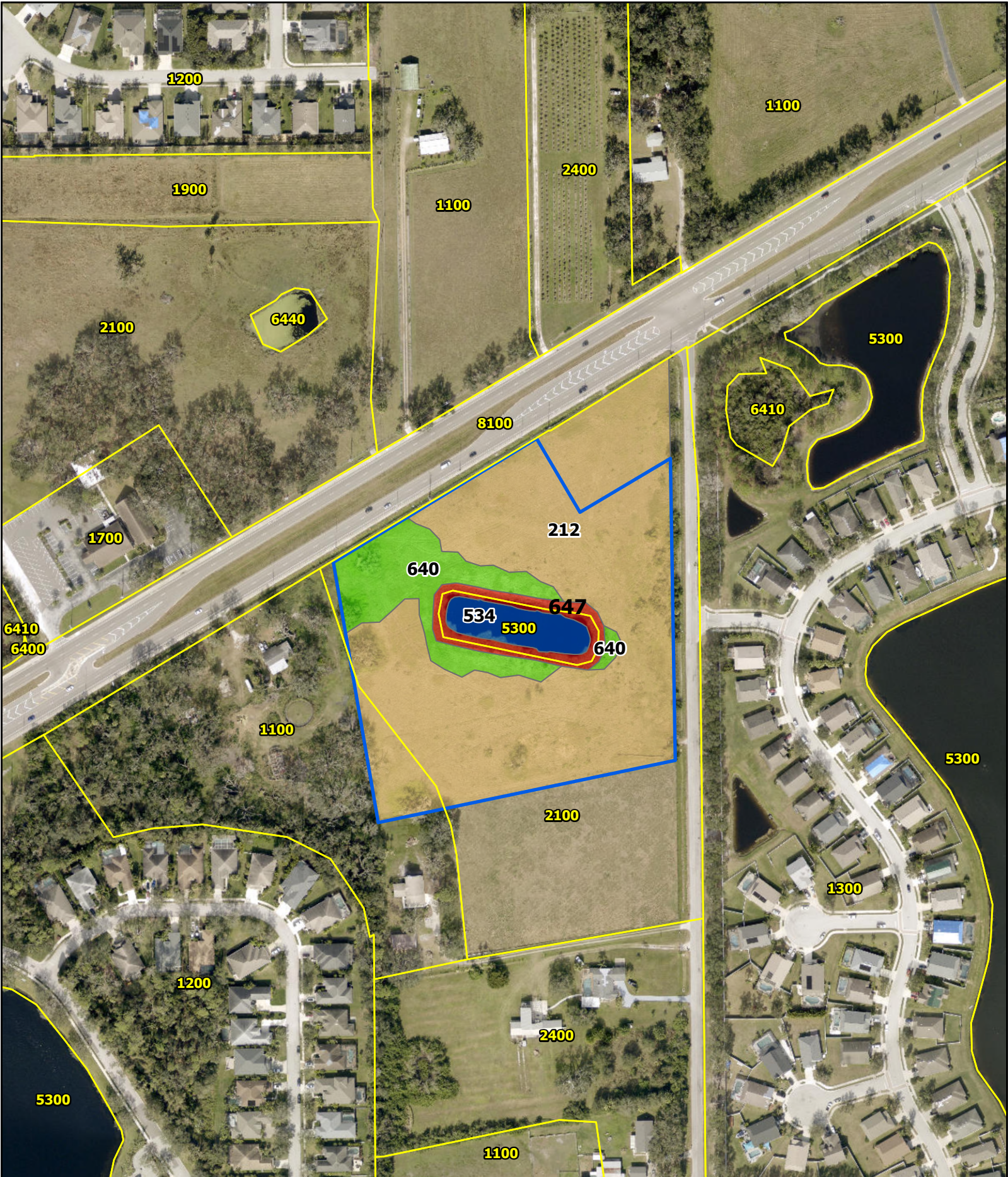
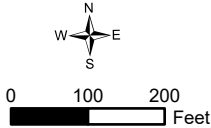


Figure 6 - Land Use
 BayCare Red Rooster
 Medical Office Building
 Wetland Impact Study
 Manatee County, Florida

5300 FLUCCS

- Onsite Land Uses (FLUCFCS)**
- Reservoir less than 10 acres (534) (0.49 ac)
 - Vegetated Non-Forested Wetlands (640) (1.35 ac + 0.06 ac)
 - Shrub Wetland (647) (0.54 ac)
 - Unimproved Pasture (212) (7.23 ac)
 - Zoning Amendment Boundary



Map Date: June 2026
 Data Source: ESRI Basemaps

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Figure 7 - Wetlands & Surface Waters
 BayCare Red Rooster
 Medical Office Building
 Wetland Impact Study
 Manatee County, Florida

Wetlands & Surface Waters

- OSW-1 (0.49 ac)
- W-1 (1.35 ac)
- W-2 (0.06 ac)
- W-3 (0.54 ac)
- Zoning Amendment Boundary



0 50 100
 Feet

Map Date: June 2026
 Data Source: ESRI Basemaps



501 East Kennedy Blvd
 Suite 1010
 Tampa, FL 33602

Appendix A – Proposed UMAM Score Sheets

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name BayCare Red Rooster MOB		Application Number	Assessment Area Name or Number Wetland-1
FLUCFCs code 640	Further classification (optional)		Impact or Mitigation Site? Impact
			Assessment Area Size 1.35
Basin/Watershed Name/Number Manatee River/HUC 12-031002020203	Affected Waterbody (Class) III - Limited	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands <p>The assessment area is an herbaceous wetland that is hydrologically connected to surrounding wetlands and surface waters. Ditches are present in the assessment area that connect to roadside ditches to the north. One other surface water in the form of a livestock pond is adjacent to the assessment area. Uplands in the form of unimproved pastures are present within the immediate vicinity.</p>			
Assessment area description <p>The assessment area is an herbaceous wetland that contains a vegetative community that is overgrown and dominated by nuisance exotic species. The wetland is identified as FLUCFCS 640 and is located in the footprint of a historical wetland.</p>			
Significant nearby features <p>The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.</p>		Uniqueness (considering the relative rarity in relation to the regional landscape.) <p>The assessment area is not unique to the landscape.</p>	
Functions <p>The current functions of the assessment area are limited due to the vegetative composition of the wetland. The assessment area provides minimal foraging habitat for wading birds and a water source for mammals.</p>		Mitigation for previous permit/other historic use <p>N/A</p>	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) <p>The assessment area provides low quality foraging habitat for wading bird species and Florida sandhill cranes. Mammal species could utilize the assessment area as a water source.</p>		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) <p>Foraging for listed wading bird species.</p>	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, <p>No listed wildlife species were observed utilizing the assessment area.</p>			
Additional relevant factors:			
Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.		Assessment date(s): 20-Aug-25	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name BayCare Red Rooster MOB	Application Number	Assessment Area Name or Number Wetland-1
Impact or Mitigation Impact (Fill)	Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.	Assessment date: 8/20/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
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.500(6)(a) Location and Landscape Support w/o pres or current 4 with 0	The assessment area is a vegetated non-forested wetland that is approximately 1.35-acres in size. The wetland provides a minimal level of support to the surrounding landscape. The assessment area is surrounding by fencing and heavily trafficked roads that limit access for wildlife. The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 3 with 0	The water environment of the wetlands is severely altered by historical ditching and surrounding land uses. The water is presumably low quality due to heavy agriculture use on the site and runoff from the surrounding heavily trafficked roads. Algae was observed on the surface of standing water throughout the wetlands during the site visit by VHB PWS. The hydrology and water quality supports a function and provides benefits to fish and wildlife at 30 percent of the optimal capacity for the assessment areas.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 4 with 0	The assessment area is overgrown and dominated by torpedo grass and American cupscale grass (<i>Sacciolepis striata</i>), with occasional paragrass (<i>Urochloa mutica</i>) and broomsedge (<i>Andropogon virginicus</i>). Other herbaceous species identified in this community include Asian coinwort (<i>Centella asiatica</i>), marsh pennywort (<i>Hydrocotyle umbellata</i>), many-spiked sedge (<i>Cyperus polystachyos</i>), Long's sedge (<i>Carex longii</i>), and climbing dayflower (<i>Commelina diffusa</i>). Nuisance non-native vegetation comprises approximately 60 percent of the plant community in the vegetated non-forested wetlands.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.36	0.00

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.486

Delta = [with-current]
0.36

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name BayCare Red Rooster MOB		Application Number	Assessment Area Name or Number Wetland-2
FLUCFCs code 640	Further classification (optional)		Impact or Mitigation Site? Impact
			Assessment Area Size 0.06
Basin/Watershed Name/Number Manatee River/HUC 12-031002020203	Affected Waterbody (Class) III - Limited	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands <p>The assessment area is an herbaceous wetland that is hydrologically connected to surrounding wetlands and surface waters. Ditches are present in the assessment area that connect to roadside ditches to the north. One other surface water in the form of a livestock pond is adjacent to the assessment area. Uplands in the form of unimproved pastures are present within the immediate vicinity.</p>			
Assessment area description <p>The assessment area is an herbaceous wetland that contains a vegetative community that is overgrown and dominated by nuisance exotic species. The wetland is identified as FLUCFCS 640 and is located in the footprint of a historical wetland.</p>			
Significant nearby features <p>The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.</p>		Uniqueness (considering the relative rarity in relation to the regional landscape.) <p>The assessment area is not unique to the landscape.</p>	
Functions <p>The current functions of the assessment area are limited due to the vegetative composition of the wetland. The assessment area provides minimal foraging habitat for wading birds and a water source for mammals.</p>		Mitigation for previous permit/other historic use <p>N/A</p>	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) <p>The assessment area provides low quality foraging habitat for wading bird species and Florida sandhill cranes. Mammal species could utilize the assessment area as a water source.</p>		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) <p>Foraging for listed wading bird species.</p>	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, <p>No listed wildlife species were observed utilizing the assessment area.</p>			
Additional relevant factors:			
Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.		Assessment date(s): 20-Aug-25	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name BayCare Red Rooster MOB	Application Number	Assessment Area Name or Number Wetland-2
Impact or Mitigation Impact (Fill)	Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.	Assessment date: 8/20/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
--	--	---	--

.500(6)(a) Location and Landscape Support w/o pres or current 4 with 0	The assessment area is a vegetated non-forested wetland that is approximately 0.06-acres in size. The wetland provides a minimal level of support to the surrounding landscape. The assessment area is surrounding by fencing and heavily trafficked roads that limit access for wildlife. The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 3 with 0	The water environment of the wetland is severely altered by historical ditching and surrounding land uses. The water is presumably low quality due to heavy agriculture use on the site and runoff from the surrounding heavily trafficked roads. Algae was observed on the surface of standing water throughout the wetland during the site visit by VHB PWS. The hydrology and water quality supports a function and provides benefits to fish and wildlife at 30 percent of the optimal capacity for the assessment areas.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 4 with 0	The assessment area is overgrown and dominated by torpedo grass and American cupscale grass (<i>Sacciolepis striata</i>), with occasional paragrass (<i>Urochloa mutica</i>) and broomsedge (<i>Andropogon virginicus</i>). Other herbaceous species identified in this community include Asian coinwort (<i>Centella asiatica</i>), marsh pennywort (<i>Hydrocotyle umbellata</i>), many-spiked sedge (<i>Cyperus polystachyos</i>), Long's sedge (<i>Carex longii</i>), and climbing dayflower (<i>Commelina diffusa</i>). Nuisance non-native vegetation comprises approximately 60 percent of the plant community in the vegetated non-forested wetlands.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.36	0.00

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.021

Delta = [with-current]
0.36

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name BayCare Red Rooster MOB		Application Number	Assessment Area Name or Number Wetland-3
FLUCFCs code 647	Further classification (optional)		Impact or Mitigation Site? Impact
			Assessment Area Size 0.54
Basin/Watershed Name/Number Manatee River/HUC 12-031002020203	Affected Waterbody (Class) III - Limited	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands <p>The assessment area is a shrub wetland that is hydrologically connected to surrounding wetlands and surface waters. Ditches are present in the assessment area that connect to roadside ditches to the north. One other surface water in the form of a livestock pond is adjacent to the assessment area. Uplands in the form of unimproved pastures are present within the immediate vicinity.</p>			
Assessment area description <p>The assessment area is a shrub wetland that contains a vegetative community that is overgrown and dominated by nuisance exotic species. The wetland is identified as FLUCFCS 647 and is located in the footprint of a historical wetland.</p>			
Significant nearby features <p>The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.</p>		Uniqueness (considering the relative rarity in relation to the regional landscape.) <p>The assessment area is not unique to the landscape.</p>	
Functions <p>The current functions of the assessment area are limited due to the vegetative composition of the wetland. The assessment area provides minimal foraging habitat for wading birds and a water source for mammals.</p>		Mitigation for previous permit/other historic use <p>N/A</p>	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) <p>The assessment area provides low quality foraging habitat for wading bird species and Florida sandhill cranes. Mammal species could utilize the assessment area as a water source.</p>		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) <p>Foraging for listed wading bird species.</p>	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, <p>No listed wildlife species were observed utilizing the assessment area.</p>			
Additional relevant factors:			
Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.		Assessment date(s): 20-Aug-25	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name BayCare Red Rooster MOB	Application Number	Assessment Area Name or Number Wetland-3
Impact or Mitigation Impact (Fill)	Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.	Assessment date: 8/20/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current <div>4</div> with <div>0</div>	<p>The assessment area is a shrub wetland that is approximately 0.54-acres in size. The wetland provides a minimal level of support to the surrounding landscape. The assessment area is surrounding by fencing and heavily trafficked roads that limit access for wildlife. The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.</p>
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current <div>3</div> with <div>0</div>	<p>The water environment of the wetlands is severely altered by historical ditching and surrounding land uses. The water is presumably low quality due to heavy agriculture use on the site and runoff from the surrounding heavily trafficked roads. Algae was observed on the surface of standing water throughout the wetlands during the site visit by VHB PWS. The hydrology and water quality supports a function and provides benefits to fish and wildlife at 30 percent of the optimal capacity for the assessment areas.</p>
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current <div>5</div> with <div>0</div>	<p>The assessment area is densely vegetated and dominated by shrub species commonly found in wetlands including Peruvian primrosewillow (<i>Ludwigia peruviana</i>), Mexican primrosewillow (<i>Ludwigia octovalis</i>), Brazilian pepper (<i>Schinus terebinthifolia</i>), and saltbush (<i>Baccharis halimifolia</i>). Herbaceous vegetation in this community is dense and includes torpedo grass, American cupscale grass, and Bermuda grass. Nuisance non-native vegetation comprises approximately 50 percent of the plant community in the shrub wetland.</p>

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.40	0.00

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.216

Delta = [with-current]
0.40

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name BayCare Red Rooster MOB		Application Number	Assessment Area Name or Number OSW-1
FLUCFCs code 534	Further classification (optional)		Impact or Mitigation Site? Impact
			Assessment Area Size 0.49
Basin/Watershed Name/Number Manatee River/HUC 12-031002020203	Affected Waterbody (Class) III - Limited	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands <p>The assessment area is a livestock pond that is hydrologically connected to surrounding wetlands and surface waters. Ditches are present in the assessment area that connect to roadside ditches to the north. Uplands in the form of unimproved pastures are present within the immediate vicinity.</p>			
Assessment area description <p>The assessment area is a livestock that contains a vegetative community that is overgrown and dominated by nuisance exotic species. The livestock is identified as FLUCFCS 534 and is located in the footprint of a historical wetland.</p>			
Significant nearby features <p>The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.</p>		Uniqueness (considering the relative rarity in relation to the regional landscape.) <p>The assessment area is not unique to the landscape.</p>	
Functions <p>The current functions of the assessment area are limited due to the vegetative composition of the surface water. The assessment area provides minimal foraging habitat for wading birds and a water source for mammals.</p>		Mitigation for previous permit/other historic use <p>N/A</p>	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) <p>The assessment area provides low quality foraging habitat for wading bird species and Florida sandhill cranes. Mammal species could utilize the assessment area as a water source.</p>		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) <p>Foraging for listed wading bird species.</p>	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, <p>No listed wildlife species were observed utilizing the assessment area.</p>			
Additional relevant factors:			
Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.		Assessment date(s): 20-Aug-25	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name BayCare Red Rooster MOB	Application Number	Assessment Area Name or Number OSW-1
Impact or Mitigation Impact (Fill)	Assessment conducted by: R. DeSimone Vanasse Hangen Brustlin, Inc.	Assessment date: 8/20/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
--	--	---	--

.500(6)(a) Location and Landscape Support w/o pres or current 4 with 0	The assessment area is an open water livestock pond that is approximately 0.49-acres in size. The livestock pond provides a minimal level of support to the surrounding landscape. The assessment area is surrounding by fencing and heavily trafficked roads that limit access for wildlife. The Manatee River is approximately 2.35-miles to the southwest. Twin Rivers Preserve is located approximately 2.45-miles to the southeast. Gamble Creek is located approximately 2.55-miles to the east. Frog Creek is located approximately 2.65-miles to the northwest.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 2 with 0	The water environment of the livestock is severely altered by historical ditching and surrounding land uses. The water is presumably low quality due to heavy agriculture use on the site and runoff from the surrounding heavily trafficked roads. Algae was observed on the surface of standing water throughout the pond during the site visit by VHB PWS. The hydrology and water quality supports a function and provides benefits to fish and wildlife at 20 percent of the optimal capacity for the assessment areas.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 1 with 0	The assessment area is an open water livestock pond that does not contain vegetation.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.23	0.00

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.113

Delta = [with-current]
0.23

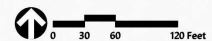
If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

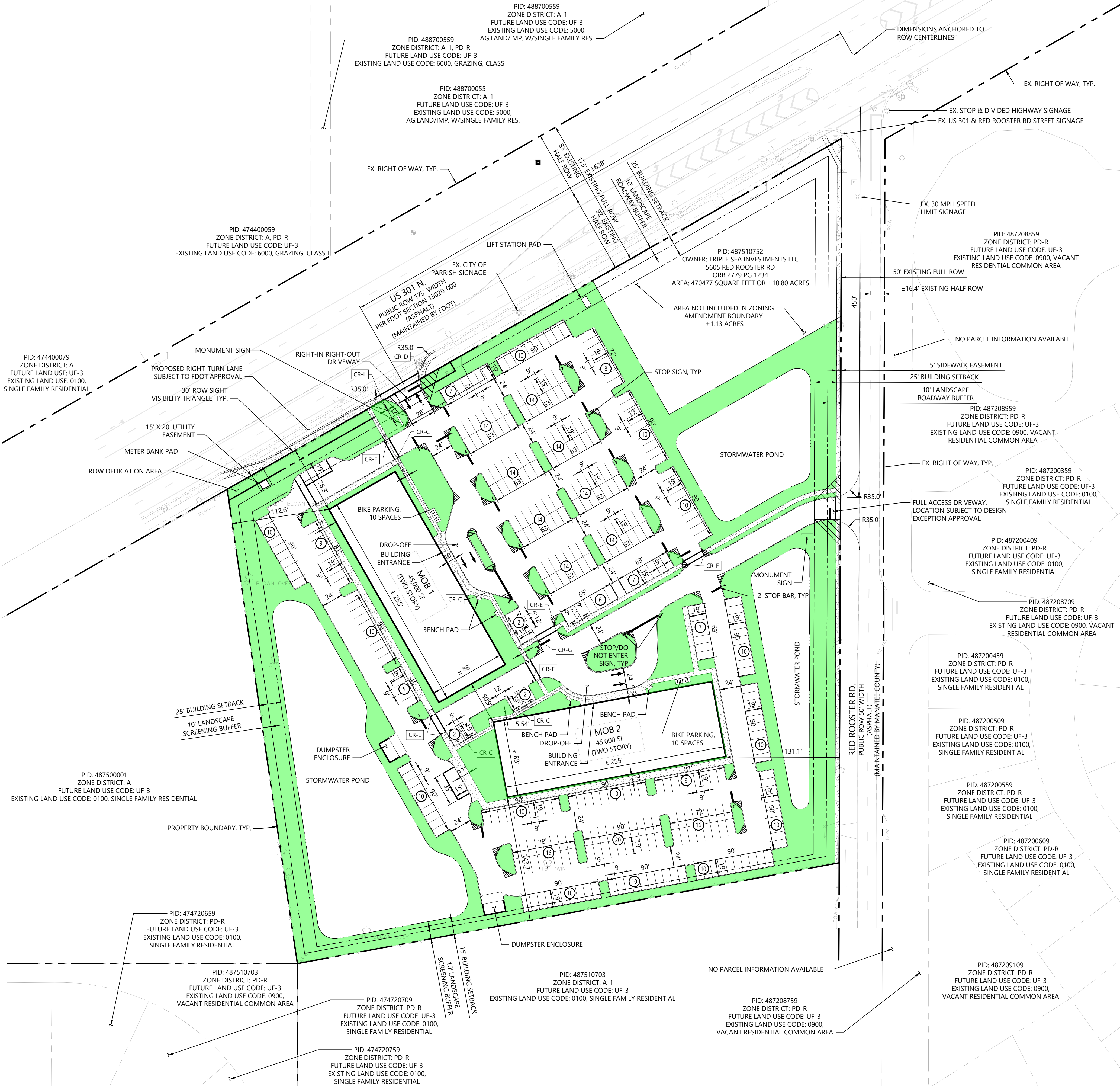
Appendix B – Alternative 1 – No Wetland Impacts



Appendix B - Alternative 1 - No Wetland Impacts



Appendix C – Alternative 2 – Wetland Impacts



Site Plan Notes

- ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-010.
- ALL SIGNS REQUIRED TO HAVE 7" VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.
- OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804-1).
- 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 STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2025-26 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 ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS:
 - PRIVATE STREETS INTERSECTING WITH PUBLIC ROAD: THE STREET NAME SIGN SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BLUE BACKGROUND.
 - PUBLIC STREETS: THE STREET NAME SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON GREEN BACKGROUND.
 - EMERGENCY ACCESS MAINTENANCE STREETS: THE STREET SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BROWN BACKGROUND
- BASE FLOOD ELEVATION (BFE) AND FLOOD PROTECTION ELEVATION (BFE+1) WILL BE DETERMINED DURING FSP.

Site Data

PROJECT NAME:	BAYCARE MEDICAL OFFICE CENTER
LOCATION:	5605 RED ROOSTER RD, PARRISH, FL
PARCEL ID:	4875107520000-0209708855
PARCEL AREA:	10.80 AC / 470,477 SF
ZONING AMENDMENT AREA:	9.67 AC / 420,873 AF
FUTURE LAND USE:	UF-3
EXISTING ZONING DISTRICT:	A & RSF-1
PROPOSED ZONING DISTRICT:	PLANNED DEVELOPMENT OFFICE (PDO)
OVERLAY DISTRICT:	NONE
SPECIAL AREA(S):	NONE
WATERSHED OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	9900, VACANT ACREAGE, NOT AG 10+ ACRES (1555)
FLOOD ZONE:	A & X, PANEL #12081C0183F, EFFECTIVE 08/10/2021
BASIN NAME:	MANATEE RIVER BELOW DAM

Project Data (Based on Zoning Amendment Area)

PROPOSED BUILDING AREAS:	
MEDICAL OFFICE BUILDING 1:	45,000 SF
MEDICAL OFFICE BUILDING 2:	45,000 SF
GROSS FLOOR AREA:	90,000 SF
GROSS FLOOR AREA RATIO:	
ALLOWABLE:	0.35
PROPOSED:	0.21
REQUIRED SETBACKS:	
FRONT YARD (N):	25 FT
SIDE YARD (E,W):	25 FT
REAR YARD (S):	15 FT
REQUIRED BUFFERS:	
ROADWAY BUFFER:	MINIMUM 10 FT (NORTH & EAST)
SCREENING BUFFER:	MINIMUM 10 FT (WEST & SOUTH)
IMPERVIOUS AREAS:	
EXISTING:	0.00 ACRES
PROPOSED:	5.11 ACRES
OPEN SPACE AREA:	
REQUIRED:	25% (2.42 ACRES)
PROVIDED:	28% (2.71 ACRES)
STORMWATER POND AREA:	
EXISTING:	0.00 ACRES
PROPOSED:	1.66 ACRES
PARKING REQUIRED:	
1 SPACE/250 SF:	360 SPACES
MAX PARKING ALLOWED WITH 10% INCREASE:	396 SPACES
PARKING PROVIDED:	361 SPACES
ACCESSIBLE PARKING:	
REQUIRED:	8 SPACES
PROVIDED:	8 SPACES
BICYCLE PARKING:	5 PLUS 1 FOR EACH 20 AUTOMOBILE PARKING SPACES OVER 100
REQUIRED:	18 SPACES
PROVIDED:	20 SPACES
PROPOSED BUILDING HEIGHTS:	
MEDICAL OFFICE BUILDING 1:	45 FT
MEDICAL OFFICE BUILDING 2:	45 FT
CONSTRUCTION SCHEDULE:	
START MONTH/YEAR:	JAN/2027
COMPLETION MONTH/YEAR:	MAR/2028



501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Legend

	EXISTING RIGHT OF WAY / PROPERTY BOUNDARY
	ZONING AMENDMENT BOUNDARY
	EXISTING FLOODPLAIN
	ADA ACCESSIBILITY PATH
	CR-E
	CURB RAMP, ALPHA IDENTIFICATION SEE FDOT INDEX 522-002
	OPEN SPACE

Land Use Table (Breakdown)

MEDICAL OFFICE BUILDINGS:	21.4%	90,000 SF / 420,873 SF
STORMWATER RETENTION:	17.2%	72,468 SF / 420,873 SF
OPEN SPACE:	28.0%	117,883 SF / 420,873 SF
PARKING / PEDESTRIAN COMMON AREA:	33.4%	140,522 SF / 420,873 SF

Benchmark Notes

ELEVATION SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88). BENCHMARK USED WAS BM M 565, PID-DE8840 WITH AN ADJUST ELEVATION OF 43.89 FEET.

DATUM ELEVATION CONVERSION: NGVD - 0.955 FT = NAVD

Baycare Medical Office Center

5605 Red Rooster Rd
Parrish, Florida 34689

No.	Revision	Date	Appvd.
	Country Completeness Comments	01/09/2026	
	Country Sufficiency Comments	04/10/2026	
	Country Sufficiency Comments	06/01/2026	
	Country Sufficiency Comments	07/02/2026	

Designed by	Checked by
RBS/EG	KMB/RBS
Issued for	Date
Review	07/02/2026

Overall Site Plan

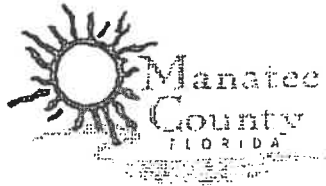
Drawing Number

C2.00

Sheet of

Project Number

66704.01



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: BayCare Medical Office Center

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

BayCare Health Systems, Inc. for BayCare Properties, LLC

Kimberly Guy, COO

Click or tap here to enter text.

Percentage Stock,

Interest or Ownership

100%

Click or tap here to enter text.

Click or tap here to enter text.

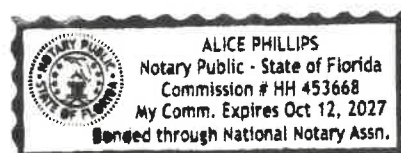
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): Click or tap here to enter text.

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August (month), 2020 (year), by Kimberly A. Guy (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.



Alice Phillips
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

Parrish Medical Office Community Meeting

Time: 6 p.m., February 24, 2026

Location: Parrish United Methodist Church, 12180 US 301 N, Parrish 34219

BayCare Attendees:

- Todd Jones, chief strategy officer and chief ambulatory services officer
- Keri Eisenbeis, chief communications and marketing officer and chief of staff
- David Paarz, director of facility design services
- Judy Ruskell, director of ambulatory campuses
- John Learn, government relations manager
- Lisa Razler, public relations manager
- Jamie Laraia, strategic analyst and executive liaison
- Kathleen Keen, consultant
- Scott Rudacille, consultant

Community Attendees:

Neighbors (25 attended; 18 signed in)

Purpose of Meeting

- Public community meeting to discuss a proposed medical office development associated with a new hospital campus planned for the area.
- Meeting held in person to explain the project, zoning process, and to gather community feedback.

Project Overview

BayCare plans to develop medical office buildings to support community needs in support of BayCare Hospital Manatee, which is under construction on Moccasin Wallow Road in Parrish.

- Services discussed include physician offices (primary care and specialists)
- Project driven by a community health needs assessment, which identified gaps in medical services and social services
- Goal: increase access to care locally and reduce residents traveling outside the area for services.

Property Information

- **Address:** 5605 Red Rooster Rd, Parrish, FL 34219

- **Opening:** TBD (Physicians' offices)
- **Site Size:** 10.8 acres
- **Buildings:** Two 45,000 sq. ft., 2-story office buildings
- **Parking:** ~360 spaces, including 10 handicap spaces
- **Services:** TBD
- **Rezoning:** Agricultural Suburban (A-1) → Planned Development Office (PDO)
- **Traffic Studies:** FDOT/Manatee County reviewing
- **Site Map Provided**

Property & Zoning

- Property identified after years of searching; offered for medical office use.
- Zoning request: Agricultural Suburban (A-1) to Planned Development Office (PDO).
 - Use would be limited to medical office purposes.
 - No retail, apartments, or unrelated commercial uses proposed.
- Project is currently in early zoning and review stages.
 - Multiple public hearings still required (Planning Commission, County Commission).
 - No final construction timeline established.

Site Design (High-Level)

- Multi-phase development concept discussed.
- Parking, access roads, and internal layout still subject to review.
- Portions of property identified as reserved for possible future development, but:
 - No current plans submitted for those areas.
 - Any future use would require additional approvals.

Community Concerns Raised

Traffic & Road Safety

- Increased traffic on local roads and US 301.
- Safety concerns for children, pedestrians, cyclists
- Cut-through traffic into residential neighborhoods.
- Requests to limit or redesign entrances/exits to keep traffic off Red Rooster Road. Past requests for speed abatement along 56th Street E were not supported by the county.

Stormwater & Flooding

- Concerns about drainage, flooding, and impact on nearby properties.
- Questions about retention ponds and stormwater capacity.

Environmental & Buffering Issues

- Preservation of existing trees, wildlife habitat and conserved/natural areas.
- Requests for stronger buffers between medical offices and homes.
- Concerns based on experiences with other nearby developments.
- Request to designate unplanned space as a conservation area.

Compatibility with Residential Area

- Concern about commercial use adjacent to neighborhoods.
- Questions about noise, lighting, operating hours, and security.
- Concern about negative impact on property value.

Responses from Project Team

- Traffic studies are required and have been conducted; results have been shared publicly and submitted to the County as part of the rezoning process.
- Stormwater systems designed to meet county and updated state guidelines.
- Commitment to:
 - Required landscaping and buffers
 - Low-level lighting

- Daytime-focused operations (most offices close by early evening)
- Security:
 - On-site security and patrols typical for similar facilities.
- Emphasized that:
 - The project is still in review.
 - Community input will be documented and submitted as part of the official process.
 - Developers cannot override county or FDOT decisions but will communicate community concerns.

Commitments & Next Steps

- Project team will:
 - Document all concerns raised.
 - Re-evaluate entrance/exit options if feasible.
 - Clarify landscaping, buffers, and privacy measures in future plans.
- Additional public meetings and hearings will occur.
- Community will be updated as the zoning process advances.

BayCare Manatee County Community Meeting

2124186
(GARY)
Parrish, (Ortiz)
not at school

Name	Phone	Email	Address
Brenda Blevins	540-946-5551	blev83@hotmail.com	5311 126th Ave E Parrish
Russell Blevins	540-940-5553	" "	" "
Dean Klein	813-493-3482	DK1600@gmail.	4829 Crawford Parrish, FL
Stacy Diaz	941-705-1029	Sldjunks@yahoo.com	5225 Red Rooster Road
BILL TREDER	619 341 3785	Ku-RUGER@yahoo.com	11734 HIDDEN FOREST LOOP
Toni Shmitt	727-457-7240	toni@peridwan.com	12220 71st St E Parrish, FL 34219
Ed Ferson	941-219-6623		505 Wppm Manatee 21st Road NE Parrish, FL 34219
M DeCon	706 258 8609	mmaclean0203@gmail	11946 56th St E. Parrish

Andrew Schappert	N/A	aschapp@yahoo.com	5515 119th Terrace E Parrish, FL 34219
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BayCare Manatee County Community Meeting

2/24/06
G. Brock, Linda
W. Brock, John

Name	Phone	Email	Address
William Brucker	202-444-0901	bbrucker@live.com	12103 35th St E Parrish, FL
Cynthia Koop	N/A	N/A	12118 58th F Parrish, FL
Nicole Smeltz	941-737-6789	abrightone@rocketmail.com	11802 54th Ct. E Parrish
Brian Nemcosky	N/A	N/A	"
Karen Maki	941-776-0680	N/A	5523 119th Ter E Parrish
Patty Luter	314-277-0551	Luteruville@yahoo.com	11730 Hidden Forest Loop 34219
LINDA PRESCOTT	805-245-8334	lcprescott1@aol	11738 HIDDEN FOREST LOOP
Diane Creel	301-712-6092	dicreel@net.com	11751 Hidden Forest Loop Parrish
Robin Emanuel	732-278-8214	Robinemanuel11743@gmail.com	11743 Hidden Forest Loop

Date: February 11, 2026

Dear Adjacent Property Owner:

Re: Application #: PLN2510-0073

Filed by: BayCare Health System, Inc.

Request: Rezone from RSF-1 to Planned Development Office and approval of a Preliminary Site Plan proposing two medical office buildings, approximately 45,000 square feet each, totaling 90,000 square feet.

Location: MAP ON REVERSE SIDE OF NOTICE

For more information please call

AGENT: Scott Rudacille PHONE #: 941-748-0100

CASE PLANNER: Allecia Henry PHONE # 941-749-3070 EXT: 6902

The property owner and agent have scheduled a Neighborhood Workshop for the above project. The meeting will be held:

Date: Tuesday, February 24, 2026
Time: 6:00 p.m.
Location: Parrish United Methodist Church, Fellowship Hall
12180 US-301, Parrish, FL 34219
(Corner of US 301 North & 69th Street East)

The property owner and agent invite you and any other interested parties to attend this workshop, to discuss the nature of proposed land uses, development features and site plans, and to solicit comments. You will be notified in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501x6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: bobbi.roy@mymanatee.org

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Building and 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.

5454965v1

BayCare Medical Office Center - US 301 & Red Rooster



Parcel ID #(s) 487510752

Project Name: BayCare Medical Office Center - US 301 & Red Rooster

Project #: PDO-25-33 (Z)(P)

Accela #: PLN2510-0073



PROJECT SITE

S/T/R: 32 33S 19E

Acreage: 10.80

Existing Zoning: RSF-1, A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 11 / 2025





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

2017-1 IH BORROWER LP
C/O INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201

2017-1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

2017-2 IH BORROWER LP
1717 MAIN STREET SUITE 2000
DALLAS TX 75201

ABBAS, GAIL ELIZABETH
5309 120TH AVE E
PARRISH FL 34219

AKRAGAS LLC
303 167TH BLVD NE
BRADENTON FL 34212-5561

ANDERSON, DIANE M
11758 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

ASHTON, CHRISTINE E
11553 57TH STREET CIR E
PARRISH FL 34219-5820

BABIN, JACQUELINE
ZIEGLER, CHAD
5922 LEXINGTON DR
PARRISH FL 34219

BAILES, NETA FAYE
5216 119TH TER E
PARRISH FL 34219-5454

BARKER, JOSEPH B JR
BARKER, LISA R
5409 119TH TER E
PARRISH FL 34219

BELL, ROBERT D
BELL, VICKI R
11561 57TH STREET CIR E
PARRISH FL 34219-5820

BERRIDGE, TODD A
BERRIDGE, ROSS J
4850 51ST ST W # 6103
BRADENTON FL 34210

BIGGS, WILLIAM ROBERT
STOLTZ, SAMANTHA FRANCES
5517 120TH AVE E
PARRISH FL 34219-5461

BLANDFORD, BERNARD KEITH
BLANDFORD, CAROL ANN
5529 120TH AVE E
PARRISH FL 34219-5461

BLEVINS, RUSSELL SCOTT
BLEVINS, BRENDA L
5311 120TH AVE E
PARRISH FL 34219-5465

BLIZZARD, BRIAN R
BLIZZARD, PATRICIA M
11563 57TH STREET CIR E
PARRISH FL 34219

BOKOR, GYORGY
11927 56TH ST E
PARRISH FL 34219-5833

BOLDIN, AMY N
11808 54TH CT E
PARRISH FL 34219-5406

BORG, CHRISTOPHER CHARLES
BORG, NATALIE ELIZABETH
5518 120TH AVE E
PARRISH FL 34219-5460

BOWEN, G KEITH
PO BOX 9
INVERNESS FL 34451-0009

BRACK, JOSEPH M
BRACK, ELIZABETH K
11923 55TH CT E
PARRISH FL 34219-5477

BRICE, BRYANT K
BRICE, NANCY W
11907 55TH CT E
PARRISH FL 34219-5477

BROADWAY, LARRY II
BROADWAY, AMANDA
5806 117TH TER E
PARRISH FL 34219

BROWNING, IAN C
BRUDERECK, HEATHER
11750 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

BRUST, ERIC P
BRUST, DORIS A
5152 RED ROOSTER RD
PARRISH FL 34219-9502

BULGER, RALPH RICHARD
BULGER, ALMA JEAN
11709 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

BUONANNO, ANTONIO B
BUONANNO, LORI M
BUONANNO, ANTONIO B & LORI M FAMILY
11569 57TH STREET CIR E
PARRISH FL 34219

BURCH, GEORGE
BURCH, DEBORAH A
BURCH, ARON
2000 GARTH STREET STE L 100
HAMILTON ON L9BOC1
CANADA

BUSTAMANTE, MA ANTONINA
BUSTAMANTE, WILMER
12010 56TH ST E
PARRISH FL 34219-5474

CALLOWAY, JENNY L
CALLOWAY, BENJAMIN Q
5926 LEXINGTON DR
PARRISH FL 34219



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

CARNEY, JOSEPH EDWARD
CARNEY, EDNA SILANG
5305 120TH AVE E
PARRISH FL 34219-5465

CARPENTER, MICHAEL
CARPENTER, REBECCA
11754 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

CHAMBLISS, SHIQUITA
12012 54TH GLEN E
PARRISH FL 34219-5472

CHEATHAM, KIMBERLY NICHOL
11770 HIDDEN FOREST LOOP
PARRISH FL 34219

CICHOWSKI, DONALD M
KOMARINSKI, TAMMY JO
5949 LEXINGTON DR
PARRISH FL 34219

CIVIL-CLEMONS, CRICIAN LANAYE
5316 119TH TER E
PARRISH FL 34219-5452

CNL PARRISH FORT HAMER LLC
6562 UNIVERSITY PKWY STE 210
SARASOTA FL 34240

COE, JASON J
COE, CAITLIN M
5418 119TH TER E
PARRISH FL 34219-5450

COLLIER, JASON L
COLLIER, DONNA M
11947 56TH ST E
PARRISH FL 34219

CONNORS, WILLIAM H III
CONNORS, KIMBERLY A
11702 HIDDEN FOREST LOOP
PARRISH FL 34219

CORBETT, CINDY LOUISE
GOMULINSKI, BOGUMIL RYSZARD
CORBETT, CINDY LOUISE & GOMULINSKI,
BOX 495
E SELKIRK, MANITOBA ROE OMO
CANADA

COURTNEY, RENAE
FILIPOWICZ, ROBERT
11810 53RD CT E
PARRISH FL 34219-5407

CREEL, DIANE LYNN
CREEL, DIANE LYNN REV LIVING TRUST
11751 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

CURNUTTE, JAMES F
CURNUTTE, CARLA R
11714 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

CURTIS, RICHARD A
CURTIS, BRITT MARIE M
5320 119TH TER E
PARRISH FL 34219-5452

CZERNIAKOWSKI, GINA M
CZERNIAKOWSKI, RONALD F
5934 LEXINGTON DR
PARRISH FL 34219

CZERNIAKOWSKI, RONALD A
5945 LEXINGTON DR
PARRISH FL 34219

DAVIS, BARBARA L GILLET
6811 10TH AVE NW
BRADENTON FL 34209-1210

DAVIS, WILLIAM A JR
DAVIS, WENDY S
11557 57TH STREET CIR E
PARRISH FL 34219-5820

DECOU, COLTON
DECOU, MACY
11946 56TH ST E
PARRISH FL 34219

DEVRIEND, DAVID
DEVRIEND, DEBBIE
11919 55TH CT E
PARRISH FL 34219-5477

DIAZ, LINO
DIAZ, STACEY
5225 RED ROOSTER RD
PARRISH FL 34219

DIXON, CHRISTOPHER CLAYBORNE
DIXON, BARBARA RAMONA
11915 56TH ST E
PARRISH FL 34219-5833

DRISCOLL, DEIRDRE E
DRISCOLL, ROBERT G
11706 HIDDEN FOREST LOOP
PARRISH FL 34219

DUNCAN, JONATHAN D
PO BOX 498
PARRISH FL 34219-5464

EATMAN, DAVID
EATMAN, MONIQUE S
5927 LEXINGTON DR
PARRISH FL 34219

EDDINGS, VICKI L
11766 HIDDEN FOREST LOOP
PARRISH FL 34219

EDSON, MATTHEW
EDSON, JODIE
EDSON, MATTHEW & JODIE REVOCABLE
11615 JOHN PARRISH COVE
PARRISH FL 34219

EMANUEL, JOHN S JR
EMANUEL, ROBIN A
11743 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

ERDMAN, BARRY E
ERDMAN, MARCIA A
ERDMAN, BARRY E & MARCIA A REV TRUST
5918 118TH TER E
PARRISH FL 34219-5839



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

ESCHENROEDER, TYLER J
ESCHENROEDER, ELZBIETA
5906 118TH TER E
PARRISH FL 34219

ESPD3 LLC
9801 289TH ST E
MYAKKA CITY FL 34251

ESPINOLA, STEPHEN A
ESPINOLA, DEBORAH S
S & D REV TRUST DTD 10/18/2016
11609 JOHN PARRISH CV
PARRISH FL 34219-1216

ETCHEVERRY, JUAN B
5119 119TH TER E
PARRISH FL 34219-5457

FC LLC
7507 S TAMIAMI TRL
SARASOTA FL 34231-6901

FEATHERS, SCOTT EUGENE
FEATHERS, BRANDY MICHELLE
11918 55TH CT E
PARRISH FL 34219

FERRARI, MARGUERITE K
5232 119TH TER E
PARRISH FL 34219-5454

FORD, DAVID RANDALL
CROGHAN-FORD, KELLYANN
FORD AND CROGHAN-FORD LIVING TRUST U/A
11726 HIDDEN FOREST LOOP
PARRISH FL 34219

FOREST CREEK COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FOREST CREEK COMMUNITY DEVELOPMENT
DISTRICT
C/O C&S COMMUNITY MANAGEMENT SERVICES, I
4301 32ND ST W
A20
BRADENTON FL 34205

FORTE, KAREN R
FORTE, BRYAN
FORTE, EVITA
11939 56TH ST E
PARRISH FL 34219

GALIK, PETER GEORGE
GALIK, JACQUELINE XIOMARA
5212 119TH TER E
PARRISH FL 34219

GALLAGHER, WILLIAM EDWARD
GALLAGHER, JOANNE
11807 54TH CT E
PARRISH FL 34219-5402

GARCIA, GUSTAVO JOSE PARRA
PARRA, GEORGINNA
DIAZ, FREDDY JOSE HERNANDEZ
LEDEZMAN, LESBIA MARINA
617 GATES CREEK RD
BRADENTON FL 34212

GASSAWAY, MICHAEL
KNISLEY, TAMIE
11565 57TH STREET CIR E
PARRISH FL 34219

GILL, ERIC N
GILL, CAROLYN K
11823 DARSEY RD
PARRISH FL 34219

GIRMA, BELIE
GIRMA, MARIA ARSENIA S
5308 120TH AVE E
PARRISH FL 34219-5464

GOAD, ADAM CRAIG
MOORE, STEPHANIE MARIE
11815 53RD CT E
PARRISH FL 34219

GRAY, BARBARA JEANETTE
GRAY, BARBARA JEANETTE LIV TR DTD 1/23/2
5946 LEXINGTON DR
PARRISH FL 34219

GREEN LEAF PARRISH LLC
PO BOX 674
WINDERMERE FL 34786

GUILLAMS, JESS
GUILLIAMS, KRISTI
5309 119TH TER E
PARRISH FL 34219-5453

HALEY, CHRISTOPHER
HALEY, CAROLYN
5217 120TH AVE E
PARRISH FL 34219

HAMVAI, MARY BETH
HAMVAI, RUDI JR
11567 57TH STREET CIR E
PARRISH FL 34219-5820

HANCOCK, TODD M
HANCOCK, JENNIFER A
11803 54TH CT E
PARRISH FL 34219

HARPER, EFFIE
HARPER, TALMADGE O
11914 55TH CT E
PARRISH FL 34219-5476

HARRIS, RYAN W
HARRIS, CRYSTAL R
11919 56TH ST E
PARRISH FL 34219

HEDRICK, DEBRA
11944 56TH ST E
PARRISH FL 34219-5832

HEMMINGER, MARISA ATKINSON
6904 13TH AVE E
BRADENTON FL 34208-6334

HEMORE, JAMES K
WILLIAMS-HEMORE, GRACE
11807 53RD CT E
PARRISH FL 34219-5420

HERZ, JON K
HERZ, ELIZABETH A
5938 LEXINGTON DR
PARRISH FL 34219-5836



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

HIGGINS, LARRY B
5950 LEXINGTON DR
PARRISH FL 34219

HILLESHEIM, KURT L
HILLESHEIM, MAHIELY Z
11619 JOHN PARRISH COVE
PARRISH FL 34219

HOLLINGSWORTH, LONNIE J
HOLLINGSWORTH, SUSAN M
11903 56TH ST E
PARRISH FL 34219-5833

HUGHES, CONNIE L
11755 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

HUGHES, DONALD M
HUGHES, MAI THI
5506 120TH AVE E
PARRISH FL 34219-5460

JACOBSON, STEVEN P
JACOBSON, SHELLY
11915 55TH CT E
PARRISH FL 34219-5477

JEFFORD, NICHOLAS J
JEFFORD, LOURDES M
5516 119TH TER E
PARRISH FL 34219-5448

JENSEN, MARTHA J
11954 56TH ST E
PARRISH FL 34219-5832

JOHNSON, SCOTT
12011 56TH ST E
PARRISH FL 34219-5475

JOHNSON, VALERIE
JOHNSON, JAMES
5414 120TH AVE E
PARRISH FL 34219

JONES, DEANN F
JONES, DAVID N JR
5315 120TH AVE E
PARRISH FL 34219

JORDAN, WILLIAM J
JORDAN, SANDRA M
11774 HIDDEN FOREST LOOP
PARRISH FL 34219

JOSEPH, CHRISTOPHER
JOSEPH, VIELKA
5207 119TH TER E
PARRISH FL 34219

JOY, PHILIP G
JOY, MARGOT R
5512 119TH TER E
PARRISH FL 34219

KELSO, HENRY W
KELSO, PHYLLIS J
KELSO, MARK
5905 118TH TER E
PARRISH FL 34219

KENNEDY, JOHN J
KENNEDY, DEBRA K
11763 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

KING, CHERRELLE L
KING, ALTON
KING, KAREN D
POB 619
PARRISH FL 34219

KLEIBER, JEFFREY
MONTAYA, LENI J
5416 120TH AVE E
PARRISH FL 34219-5462

KOTCHEY, MARGARET C
11924 56TH ST E
PARRISH FL 34219

KRAMER, MICHAEL F
KRAMER, KATE A
5942 LEXINGTON DR
PARRISH FL 34219

KRUGER, SEAN LOUIS
KRUGER, SHERYL LYNNE
11936 56TH ST E
PARRISH FL 34219-5832

LAKESIDE PRESERVE HOMEOWNERS ASSOCIATION
INC
C/O C&S COMMUNITY MANAGEMENT SERVICES, I
4301 32ND ST W
A20
COLUMBUS OH 43205

LAKESIDE PRESERVE HOMEOWNERS ASSOCIATION
INC
4301 32ND ST W STE A20
BRADENTON FL 34205

LAKESIDE PRESERVE HOMEOWNERS ASSOCIATION
INC
C/O C&S COMMUNITY MANAGEMENT SERVICES,
4301 32ND ST W
A20
BRADENTON FL 34205

LANGHEIM, REESE
PO BOX 297
PAWNEE IL 62558

LAUDANO, JESSICA FLORENCE
LAUDANO, MICHAEL A
11955 56TH ST E
PARRISH FL 34219-5833

LE BLANC, CHRISTOPHER EDWARD
LE BLANC, PAULA JEAN
35 LAIKI PL
MAKAWAO HI 96768

LE, TUAN H
NGUYEN, BEBA T
11951 56TH ST E
PARRISH FL 34219-5833

LEDFORD, JASON WAYNE
LEDFORD, TINA LOUISE
11950 56TH ST E
PARRISH FL 34219-5832

LEE, SALLY A
LEE, SALLY A TRUST DTD 11/28/22
2700 COUNTY ROAD 6420
WEST PLAINS MO 65775



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

LEMOs, TELMO VIEIRA
LEMOs, AUDREY
11928 56TH ST E
PARRISH FL 34219-5832

LEXINGTON HOMEOWNERS ASSOCIATION
2477 STICKNEY POINT RD #118A
SARASOTA FL 34231

LEXINGTON HOMEOWNERS ASSOCIATION INC
C/O REALMANAGE
PO BOX 803555
DALLAS TX 75380

LITTLEJOHN, MICHAEL C
LITTLEJOHN, ALICIA A
5524 120TH AVE E
PARRISH FL 34219-5460

LUFKIN, KENT CANBY
LUFKIN, BETHANNE
LUFKIN FAMILY CP TRUST U/A/D 5/1/25
5409 120TH AVE E
PARRISH FL 34219-5463

LUTER, PATRICIA L
LUTER, PATRICIA L LIVING TRUST
11730 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

LYONS, SUSAN
5306 119TH TER E
PARRISH FL 34219-5452

MAHON, NATHAN JOHN
5224 119TH TERRACE E
PARRISH FL 34219-5454

MAKI, DENNIS J
MAKI, KAREN A
5523 119TH TER E
PARRISH FL 34219-5449

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MARTIN, ALEX J
5419 119TH TER E
PARRISH FL 34219-5451

MARYON, GREG
MARYON, AMY
5422 120TH AVE E
PARRISH FL 34219

MASLIN, RUTH ANN
5315 119TH TER E
PARRISH FL 34219-5453

MATASY, JOHN
MATASY, SHIRLEY
5413 120TH AVE E
PARRISH FL 34219-5463

MAYS, GERRY L
MAYS, MICHELE A
14221 CATTLE EGRET PL
LAKEWOOD RANCH FL 34202

MCATASNEY, DANIEL
MCATASNEY, CHRISTINE
5305 RED ROOSTER RD
PARRISH FL 34219

MCBRIDE, DAVID P
5222 119TH TER E
PARRISH FL 34219-5454

MCLAUGHLIN, WILLIAM N
5910 118TH TER E
PARRISH FL 34219

MELIET, SUSAN I
5505 119TH TER E
PARRISH FL 34219-5449

MILLER, FRED B III
MILLER, ANDREA E
5220 119TH TER E
PARRISH FL 34219-5454

MODLIN, LOUANN
5418 120TH AVE E
PARRISH FL 34219-5462

MORAN, L V
MORAN, L V REVOCABLE LIVING TRUST
8113 WOODLAWN CIR S
PALMETTO FL 34221

MORGAN, JAMES
95 OLD WARRENPOINT RD NEWRY
COUNTY DOWN N IRELAND
BT34 2PS
UNITED KINGDOM

MORGAN, KIMBERLY L
5954 LEXINGTON DR
PARRISH FL 34219

MORTON, THOMAS FREDERICK
MORTON, KELLYE DILLARD
5405 120TH AVE E
PARRISH FL 34219-5463

MURPHY, BARBARA T
11804 54TH CT E
PARRISH FL 34219-5406

NAGEL, STEVEN SCOTT
MACDONALD, MELISSA A
11719 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

NEUCON LLC
C/O 7-ELEVEN, INC
PO BOX 711
DALLAS TX 75221-0711

NGUYEN, DUNG V
NGUYEN, DUNG V TRUST DTD 6/12/25
TRAN, LIEN T
TRAN, LIEN T TRUST DTD 6/12/25
5410 120TH AVE E
PARRISH FL 34219-5462

OBERLE, PAMELA S
5213 120TH AVE E
PARRISH FL 34219-5467



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

OHME, LARRY
OHME, ALICE
11715 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

OLEARY, RICHARD RETIREMENT TRUST DTD
5/13/17
12116 56TH ST E
PARRISH FL 34219

ORTIZ, LUIS E JR
ORTIZ, KATHLEEN A
5302 119TH TER E
PARRISH FL 34219-5452

ORTIZ-BRASSFIELD, VANESSA
BRASSFIELD, RAADEEN
66 JEFFERSON ST
STATEN ISLAND NY 10304

PABON, ALEX
ROCAFORT, INGRID
5219 119TH TER E
PARRISH FL 34219-5455

PADGETT, JOHN R
PADGETT, AMY
PADGETT REV TRUST DTD 11/14/2017
5523 120TH AVE E
PARRISH FL 34219-5461

PAN, HUITING
33 SEQUOIA RD
HAWTHORN WOODS IL 60047-1934

PANDELO, JONATHAN A
PANDELO, TIFFANY LEE
5305 119TH TERR E
PARRISH FL 34219-5453

PARISI, JOSEPH S
11559 57TH STREET CIR E
PARRISH FL 34219-5820

PARKS, MICHAEL E
PARKS, TRISTA A
PARKS LIVING TRUST DTD 4/30/13
6231 FOAL CREEK DR
PARRISH FL 34219-6008

PARRISH 2024 SELF STORAGE LLC
PFC PARRISH 2024 LLC
21 S ST
MORRISTOWN NJ 07960

PATTERSON, JENNIFER L
MILLS, CHRISTOPHER
11811 54TH CT E
PARRISH FL 34219

PAYNE, RONNIE LEE
PAYNE, MARSHA ANN
11923 56TH ST E
PARRISH FL 34219-5833

PERKINS, ANGELA
5223 119TH TER E
PARRISH FL 34219-5455

POLICY, EDWARD F
POLICY, LAURA
11623 JOHN PARRISH CV
PARRISH FL 34219-1216

PRAINO, THOMAS D
5228 119TH TER E
PARRISH FL 34219

PRESCOTT, BENJAMIN WILLIAM JR
PRESCOTT, LINDA CAROLE
11738 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

RABINOVICH, ALEKSANDR
11814 53RD CT E
PARRISH FL 34219

RAYNOR, MICHAEL E
RAYNOR, CATHERINE D
5304 120TH AVE E
PARRISH FL 34219

REDDEN, ERIC C
VALENTINO, LAURA
11904 56TH ST E
PARRISH FL 34219-5832

REED, RODGER
5962 LEXINGTON DR
PARRISH FL 34219-5836

REISDORF, DANIEL
REISDORF, MICHELE
REISDORF TRUST DTD 4/26/23
5930 LEXINGTON DR
PARRISH FL 34219-5836

REMSEN, JOSEPH C II
REMSEN, KIRSTEN D
5535 120TH AVE E
PARRISH FL 34219-5461

ROBINSON, HOWARD E
ROBINSON, LINDA M
12011 54TH GLN E
PARRISH FL 34219-5473

RUSSELL, LISA
RUSSELL, PAUL JR
11943 56TH ST E
PARRISH FL 34219

SANCHEZ, JORGE
5519 119TH TER E
PARRISH FL 34219

SCHAPPERT, ANDREW J
SCHAPPERT, SARAH
5515 119TH TER E
PARRISH FL 34219

SCHMIDT, ERIC P
11916 56TH ST E
PARRISH FL 34219-5832

SCHMITT, KENNETH A
SCHMITT, SHARON E
11747 HIDDEN FOREST LOOP
PARRISH FL 34219-1215

SESSIONS, ERIKA L
SIMPKINS, DAVID
5151 RED ROOSTER RD
PARRISH FL 34219



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

SFR JV-2 2024-2 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780

SILVA, VERONICA L
SILVA LIVING TRUST DTD 10/28/2024
11767 HIDDEN FOREST LOOP
PARRISH FL 34219

SPILIOS, GUST A II
SPILIOS, JENNIFER R
2959 SANFORD RD
ATWATER OH 44201

STEELE, KEVEN J
LEIGH, SHANNON D
5914 118TH TER E
PARRISH FL 34219

STRAW, JOSEPH
STRAW, JENNIFER
12006 56TH ST E
PARRISH FL 34219

STROUP, MARTHA L
5312 120TH AVE E
PARRISH FL 34219-5464

SZCZUPAJ, BRANDON
HORTON, NICHOLAS
5508 119TH TER E
PARRISH FL 34219-5448

TASENDE, SERGIO ENRIQUE
TASENDE, GABRIELA URQUIDI
11762 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

TAYLOR, ANTHONY
TAYLOR, KAYLENE SUE
5958 LEXINGTON DR
PARRISH FL 34219

THR FLORIDA LP
1717 MAIN STREET SUITE 2000
DALLAS TX 75201

TIGNOR, CHARLES W JR
TIGNOR, ROBIN J
11710 HIDDEN FOREST LOOP
PARRISH FL 34219-1214

TONEY, JESSE P
TONEY, PATRICIA L
11571 57TH STREET CIR E
PARRISH FL 34219-5820

TRAVIS, BRADLI
TRAVIS, KELLY
5406 119TH TER E
PARRISH FL 34219-5450

TREDICK, WILLIAM HEULINGS III
TREDICK, DANA J
11734 HIDDEN FOREST LOOP
PARRISH FL 34219

TRIPLE SEA INVESTMENTS LLC
5123 4TH AVE CIR EAST
BRADENTON FL 34208

TROMBACCO, ROCCO M
TROMBACCO, CAROLYN
5915 118TH TER E
PARRISH FL 34219-5839

TYLER, RONALD
TYLER, BONNIE
5319 119TH TER E
PARRISH FL 34219

VALLE, MAGDALENO
DELGADO, YESSICA
11920 56TH ST E
PARRISH FL 34219

VASILADIS, AGAPIOS
VASILIADIS, CHRISTINA
11907 56TH ST E
PARRISH FL 34219-5833

VEDDER, BRADLEY J
VEDDER, STACEY K
5215 119TH TER E
PARRISH FL 34219

VERDIER, CHARLES B
VERDIER, JEANNINE
5402 119TH TER E
PARRISH FL 34219-5450

WAGNER, CASEY JAMES
WAGNER, ANNA LOU
WAGNER TRUST DTD 8/4/17
11922 55TH CT E
PARRISH FL 34219

WALLER, JAMES W
WALLER, VIRGINIA W
11759 HIDDEN FOREST LOOP
PARRISH FL 34219

WALTERS, PHILLIP E
WALTERS, CHRISTINE R
5937 LEXINGTON DR
PARRISH FL 34219

WEAVER, REBECCA W
5211 119TH TER E
PARRISH FL 34219-5455

WESTCOAST CHURCH OF PARRISH INC
PO BOX 405
PARRISH FL 34219-0405

WESTCOTT, DAVID KEITH
WESTCOTT, BROOKS AMBER
5324 119TH TER E
PARRISH FL 34219-5452

WHITE, JANNIE L
5966 LEXINGTON DR
PARRISH FL 34219-5836

WILCOX, ESSENCE V
CHERRY, STACIE C
11935 E 56TH ST
PARRISH FL 34219

WILLIAMS, SHANE ROBERT
11811 53RD CT E
PARRISH FL 34219



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

WIP, MARCEL
WIP, CHARITY
5227 119TH TER E
PARRISH FL 34219

WYKA, BRANDON
WYKA, ASHLEY MICHELLE
5536 120TH AVE E
PARRISH FL 34219

YANCHESKI, RICHARD PAUL
YANCHESKI, DEBORAH LYNN
5319 120TH AVE E
PARRISH FL 34219-5465

ZACHARA, DEBORAH
5415 119TH TER E
PARRISH FL 34219-5451

ZENG, YA-LI
5182 FM 3136
ALVARADO TX 76009

ZOLLER, DANIEL C
ZOLLER, HILDA N AKA DERRY N ZOLLER REV
P O BOX 656
BRADENTON FL 34206

ZURITA, ALFREDO G
ZURITA, MAURA M
11605 JOHN PARRISH COVE
PARRISH FL 34219

BayCare Medical Office Center - US 301 & Red Rooster



Parcel ID #(s) 487510752

X - Location of Advertising Signs

Project Name: BayCare Medical Office Center - US 301 & Red Rooster

Project #: PDO-25-33 (Z)(P)

Accela #: PLN2510-0073



PROJECT SITE

S/T/R: 32 33S 19E

Acreage: 10.80

Existing Zoning: RSF-1, A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

CHH: N

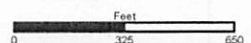
Watershed: NONE

Drainage Basin: MANATEE RIVER BL DAM

Commissioner: Carol Ann Felts

*Mailing labels were pulled
at 1,400 feet from MC PAO.*

Manatee County
Staff Report Map
Map Prepared 11 / 2025











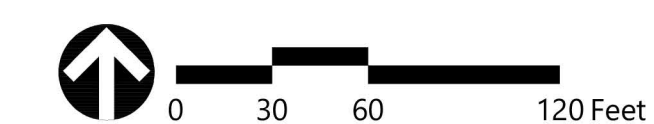




Conceptual Site Plan

BayCare Medical Office Center
5605 Red Rooster Rd, Parrish, Florida 34689

Source: **GIS & Nearmap Aerial Imagery**
Prepared for: **Discussion Purposes**
Date: **February 2026**











MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

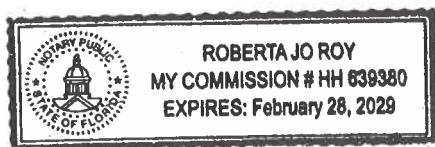
COUNTY OF MANATEE

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 October 15, 2026, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on September 30, 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 Supervisor

Sworn to and subscribed before me this 1st day of October, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Roberta Jo Roy
(Signature of Notary Public)
Roberta Jo Roy
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 2/28/2029
Commission Number: HH 639380

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 **October 15, 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-14-26(P)(R) – PARRISH STORAGE 2 – REED PROPERTIES LLC (OWNER) – [PLN2604-0036](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDC-14-26(Z)(P) and approving of an amended Preliminary Site Plan for contemporaneous signage regulation within the Parrish Commercial Village (PCV) Overlay District on approximately 13.44 acres currently zoned PDC/PCV (Planned Development Commercial/Parrish Commercial Village) zoning district; generally located East side of US 301 one quarter mile south of the intersection of Rutland Road and US 301 (Manatee County); the existing development remains the same, retaining 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial services uses (14,000 square feet personal service establishment and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouse with accessory outdoor storage; subject to amended conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDI-25-18(Z)(P) – AMCOR – PHASE 1A, 1B, 2 & 3 – SUN COAST INDUSTRIES, LLC (OWNER) – [PLN2508-0082](#)

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 8.88 acres from Light Manufacturing (LM) to Planned Development Industrial (PDI) Zoning District; approving a Preliminary Site Plan (PSP) for an additional 28,492 square feet of industrial/warehouse uses on site containing an existing 73,328 square feet of industrial/warehouse uses for a total of 101,820 square feet; generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243 (Manatee County); subject to conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDO-25-33(Z)(P) – BAYCARE MEDICAL OFFICE CENTER – REZONE WITH PSP – [BAYCARE PROPERTIES LLC \(OWNER\) – PLN2510-0073](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 9.67 acres of a 10.80 acre parcel from 0.57 acres of General Agriculture (A) and 10.23 acres Residential Single Family – 1 (RSF-1) to 9.67 acres of Planned Development Office (PDO) Zoning District, leaving 1.13 acres of RSF-1; approving a Preliminary Site Plan for up to 90,000 square feet of medical office use; generally located on the western corner of US 301 and Red Rooster Road, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-24-16 – LOCKWOOD RIDGE ROAD REZONE – CEDO SPASOVSKI (OWNER) – PLN2407-0131

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 0.38 acres from Suburban Agriculture District (A-1) to Residential Single Family-4.5 (RSF-4.5) Zoning District; generally located along Lockwood Ridge Road between Whitfield Avenue and Tallevast Road, just north of 74th Avenue East in Sarasota (unincorporated Manatee County); 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, 9000 Town Center Parkway, Lakewood Ranch, 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, at 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: September 30, 2026



Public Comment

Submitted On:

Feb 12, 2026, 07:31PM EST

Manatee County Government

Full Name	First Name: Cynthia Last Name: Keogh
Email	aintfunny2@msn.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	PLN2510-0073
Comment	<p>This project is at complete odds with the surrounding area. In the application it is detailed that all surrounding properties are residential. That doesn't really tell the whole story. The larger Properties do have a single home - and horses. Sounds strange right horses in Parrish, true non the less. In fact there is a riding school down the road that provides lesson and camps for the local residents. 90,000 square feet of office space isn't compatible with the existing larger properties on a small dead end road. The other category of residential property is Lakeside Preserve. We are a small development with no amenities. We are a quiet community with larger than average lots. We are also a community like our neighbors with horses largely forgotten by this board. Red Rooster is the last safe road near our homes. It is barely a two lane divided road. Many of us use this road to exit the neighborhood and head out on 301. So in our corner of Manatee County, Red Rooster and the neighbors with multi acre lots is home. We have had a commercial retail center forced on us by the prior boards along with another toxic automotive store on the other side of Ft. Hammer. This 10 acres is the middle of residential is not compatible for commercial. 90,000 sq ft of medical offices and parking is not compatible with horses down the road on a dead end street. It is also concerning the open ended part of the plan reserving the corner for future development - like what another gas station - a couple of fast food joints - we have enough on 301 from 60th to Ft. Hammer with construction in progress of 4 additional apartment complexes, an ER, more storage and don't forget Ft Hamer Crossing with nothing the community wants or needs - unless you count litter, gas fumes and fry grease. I would like the planning board to consider that Lakeside Preserve residents on the Ft. Hamer side of the development took a huge hit and now have constant light, noise and air pollution from the 13 acres that was zones commercial. Our safety with Ft Hammer traffic is compromised leaving our homes. Please don't destroy the Red Rooster safety with this project. There is also the wild life to consider - we have rabbits, vultures, raccoons, hawks, turtles, otters, sandhill cranes and much more - even have seen bobcats and a black bear. Those creatures have lost huge parts of their habitat in this small area. I think it is ridiculous for BayCare a healthcare institution to put the residents health at risk with multiple</p>

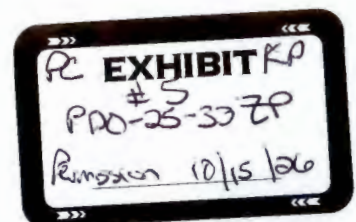
months of construction and increased traffic on a rural dead end road. With increasing virtual doctors visits, multiple clusters of doctors near downtown Bradenton and near Lakewood Ranch do we really need to rob the residents of this small corner of the county of the quiet enjoyment of their property for an excessive multiplex of offices?

October 14, 2026

We, the undersigned, hereby authorize Kenneth Piper to represent me for the purpose of extended speaking time at the public hearings of Manatee County, planning commission and board of county commissioners regarding:

PDO-25-33(Z)(P) – Baycare Medical Office Center – Rezone with PSP – Baycare Properties LLC (Owner) – PLN2510-0073 - Quasi-Judicial - Alyssa Grove, Planner I - District 1

- 1 [Signature] Manatee County Resident
- 2 [Signature] Manatee County Resident
- 3 [Signature] Manatee County
- 4 [Signature] Manatee County
- 5 [Signature] Manatee County resident
- 6 [Signature] Manatee County Resident
- 7 [Signature] Manatee County resident
- 8 [Signature] Manatee County resident
- 9 [Signature] Manatee County resident
- 10 [Signature] Manatee County Resident

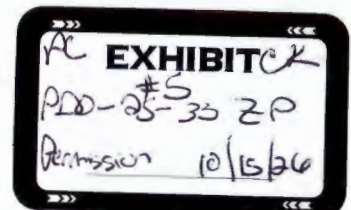


October 14, 2026

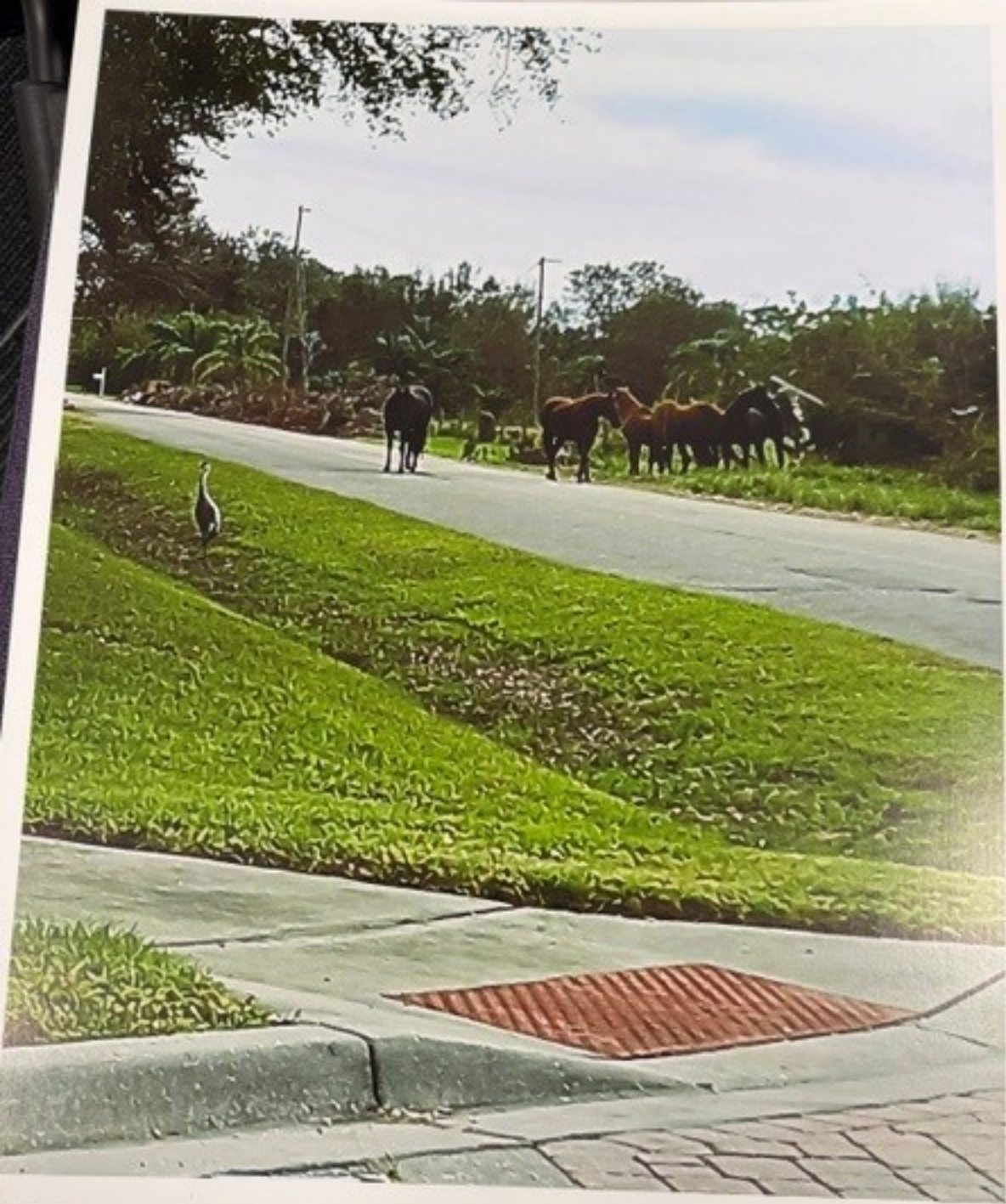
We, the undersigned, hereby authorize Cynthia Keogh to represent me for the purpose of extended speaking time at the public hearings of Manatee County, planning commission and board of county commissioners regarding:

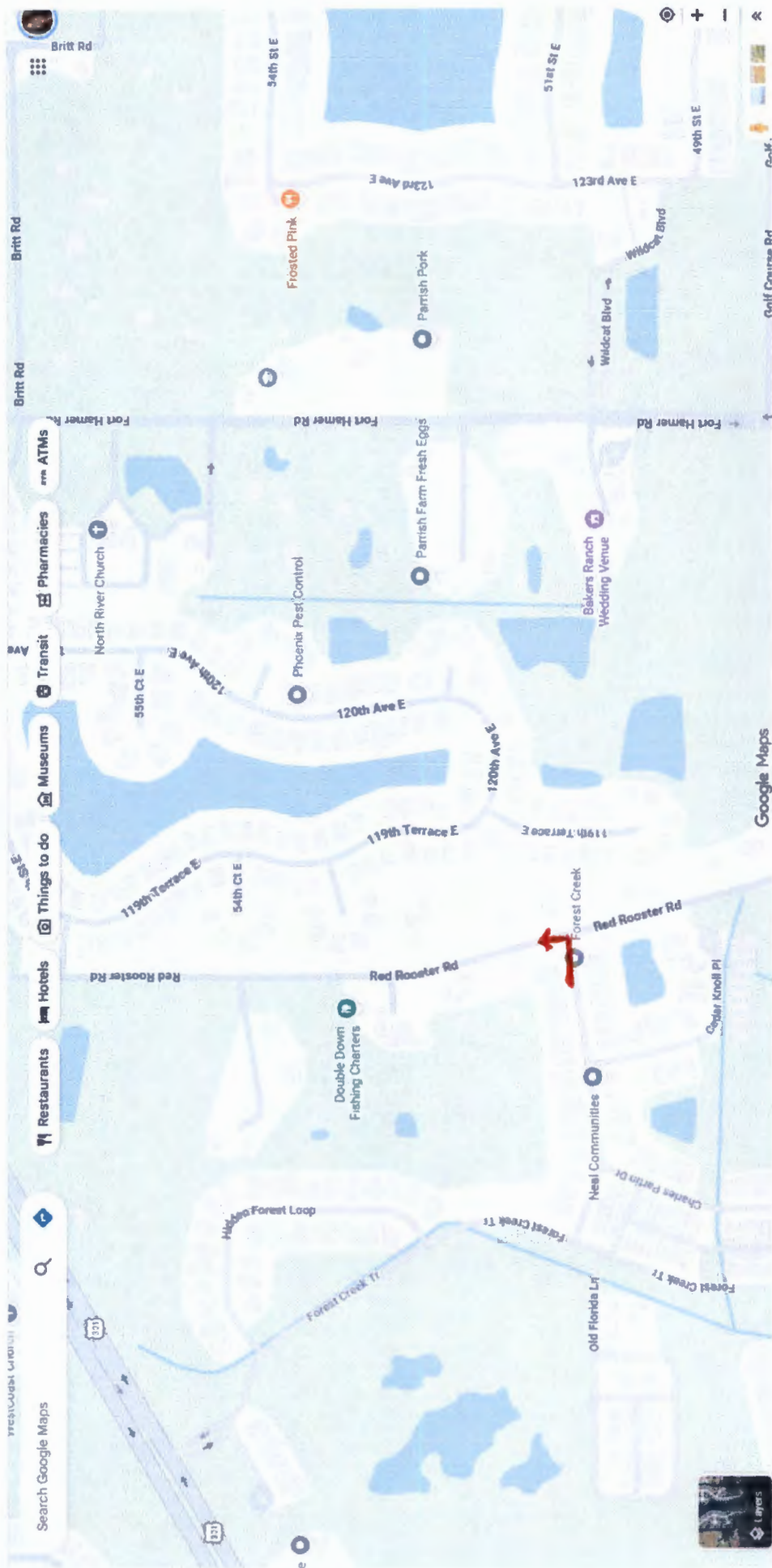
PDO-25-33(Z)(P) – Baycare Medical Office Center – Rezone with PSP – Baycare Properties LLC (Owner) – PLN2510-0073 – Quasi Judicial – Alyssa Grove, Planner I – District 1

- 1 John R. Padgett manatee county resident
- 2 [Signature] manatee county resident
- 3 Wanilleto manatee County resident
- 4 Alicia A. Littlejohn manatee County Resident
- 5 Michael C. Lohme manatee Cty. resident
- 6 [Signature] manatee County Resident
- 7 [Signature] Manatee County
- 8 [Signature] Manatee County
- 9 Michael Kelly
- 10 Elizabeth B. Kelly
- 11 Hillary Seeling Manatee county

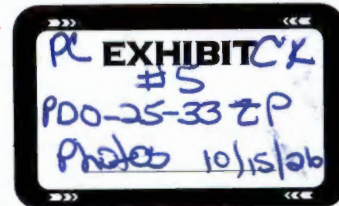








Forrest creek
exit





~~Star~~ School
Bus
stops

Note 56th connects to Ft Hamer
despite applicant maps



Traffic circulation



A/c noise
35 foot storage



*Vegetative
Buffer*



BayCare Medical Office Center

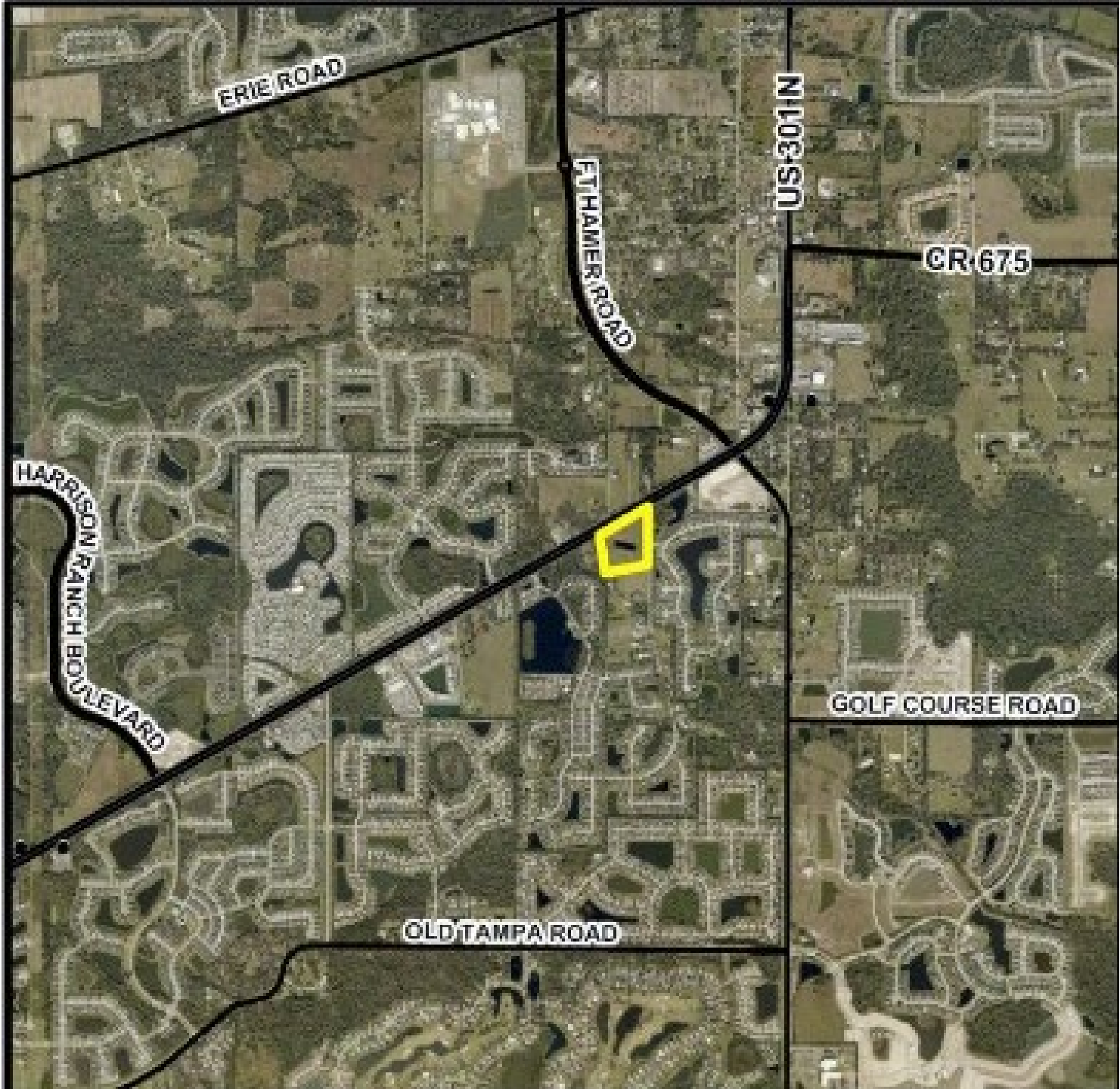
PDO-25-33(Z)(P)/PLN2510-0073

5605 Red Rooster Road, Parrish, FL

Presented by
Scott Rudacille & Kathleen Keen

October 15, 2026

Aerial Map/
Site Location



Aerial Map/
Site Location



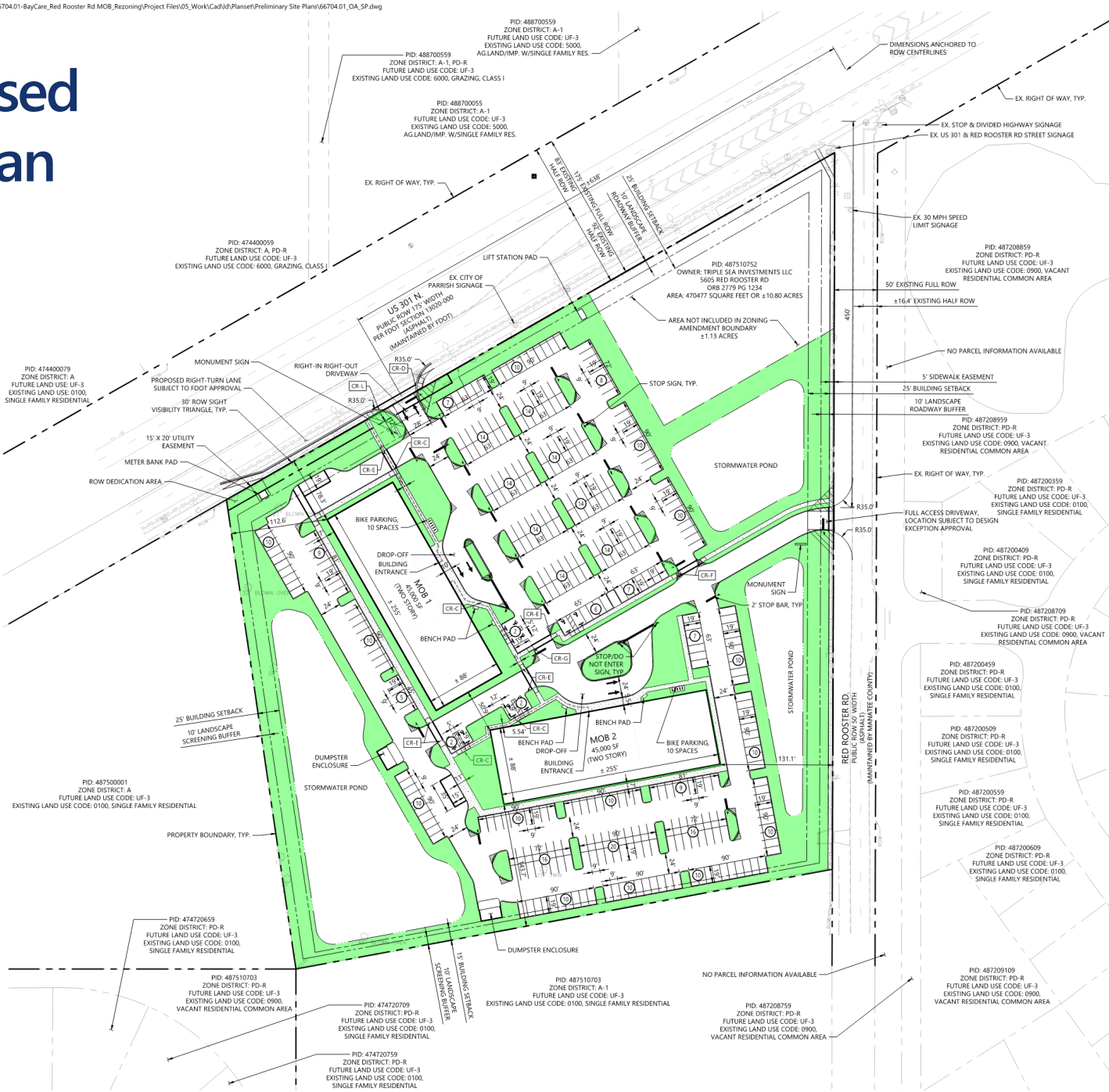
Future Land Use



Zoning



Proposed Site Plan



- ### Site Plan Notes
- ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
 - SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FOOT STANDARD PLANS INDEX 700-010.
 - ALL SIGNS REQUIRED TO HAVE 7' VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.
 - OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC, SEC. 804.1).
 - 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 STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
 - ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2025-26 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. ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS:
 - PRIVATE STREETS INTERSECTING WITH PUBLIC ROAD: THE STREET NAME SIGN SHALL BE 6" 8 SERIES UPPER/LOWER CASE WHITE TEXT ON BLUE BACKGROUND.
 - PUBLIC STREETS: THE STREET NAME SIGNS SHALL BE 6" 8 SERIES UPPER/LOWER CASE WHITE TEXT ON GREEN BACKGROUND.
 - EMERGENCY ACCESS MAINTENANCE STREETS: THE STREET SIGNS SHALL BE 6" 8 SERIES UPPER/LOWER CASE WHITE TEXT ON BROWN BACKGROUND.
 - BASE FLOOD ELEVATION (BFE) AND FLOOD PROTECTION ELEVATION (BFE+1) WILL BE DETERMINED DURING FSP.

Site Data

PROJECT NAME: BAYCARE MEDICAL OFFICE CENTER
LOCATION: 5605 RED ROOSTER RD, PARRISH, FL
PARCEL ID: 4875107520000-0209708855
PARCEL AREA: 10.80 AC / 470,477 SF
ZONING AMENDMENT AREA: 9.67 AC / 420,873 AF
FUTURE LAND USE: UF-3
EXISTING ZONING DISTRICT: A & RSF-1
PROPOSED ZONING DISTRICT: PLANNED DEVELOPMENT OFFICE (PDO)
OVERLAY DISTRICT: NONE
SPECIAL AREAS: NONE
WATERSHED/OVERLAY DISTRICT: NONE
EXISTING LAND USE: 9900, VACANT ACREAGE, NOT AG 10+ ACRES (1555)
FLOOD ZONE: A & X, PANEL #12081C0183F, EFFECTIVE 08/10/2021
BASIN NAME: MANATEE RIVER BELOW DAM

Project Data (Based on Zoning Amendment Area)

PROPOSED BUILDING AREAS:
MEDICAL OFFICE BUILDING 1: 45,000 SF
MEDICAL OFFICE BUILDING 2: 45,000 SF
GROSS FLOOR AREA: 90,000 SF
GROSS FLOOR AREA RATIO: 0.32
ALLOWABLE:
PROPOSED: 0.21
REQUIRED SETBACKS:
FRONT YARD (F): 25 FT
SIDE YARD (E/W): 25 FT
REAR YARD (S): 15 FT
REQUIRED BUFFERS:
ROADWAY BUFFER: MINIMUM 10 FT (NORTH & EAST)
SCREENING BUFFER: MINIMUM 10 FT (WEST & SOUTH)
IMPERVIOUS AREAS:
EXISTING: 0.00 ACRES
PROPOSED: 5.11 ACRES
OPEN SPACE AREA:
REQUIRED: 25% (2.42 ACRES)
PROVIDED: 28% (2.71 ACRES)
STORMWATER POND AREA:
EXISTING: 0.00 ACRES
PROPOSED: 1.66 ACRES
PARKING REQUIRED:
1 SPACE/250 SF: 360 SPACES
MAX PARKING ALLOWED WITH 10% INCREASE: 396 SPACES
PARKING PROVIDED: 361 SPACES
ACCESSIBLE PARKING:
REQUIRED: 8 SPACES
PROVIDED: 8 SPACES
BICYCLE PARKING:
REQUIRED: 5 PLUS 1 FOR EACH 20 AUTOMOBILE PARKING SPACES OVER 100
PROVIDED: 18 SPACES
PROPOSED BUILDING HEIGHTS:
MEDICAL OFFICE BUILDING 1: 45 FT
MEDICAL OFFICE BUILDING 2: 45 FT
CONSTRUCTION SCHEDULE:
START MONTH/YEAR: JAN/2027
COMPLETION MONTH/YEAR: MAR/2028



501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #39932

Legend

- EXISTING RIGHT OF WAY / PROPERTY BOUNDARY
- ZONING AMENDMENT BOUNDARY
- EXISTING FLOODPLAIN
- ADA ACCESSIBILITY PATH
- CURB RAMP
- ALPHA-IDENTIFICATION SEE FOOT INDEX 522-002
- OPEN SPACE

Land Use Table (Breakdown)

MEDICAL OFFICE BUILDINGS:	21.4%	90,000 SF / 420,873 SF
STORMWATER RETENTION:	17.2%	72,468 SF / 420,873 SF
OPEN SPACE:	28.0%	117,883 SF / 420,873 SF
PARKING / PEDESTRIAN COMMON AREA:	33.4%	140,522 SF / 420,873 SF

Benchmark Notes

ELEVATION SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD83). BENCHMARK USED WAS BM M 565, PID: DB8840 WITH AN ADJUSTED ELEVATION OF 43.89 FEET.
DATUM ELEVATION CONVERSION: NGVD - 0.955 FT = NAVD



0 30 60 120 Feet

Baycare Medical Office Center

5605 Red Rooster Rd
Parrish, Florida 34689

No.	Revision	Date	Appr'd
	County Completeness Comments	01/09/2026	
	County Sufficiency Comments	04/10/2026	
	County Sufficiency Comments	06/01/2026	
	County Sufficiency Comments	07/02/2026	
	County Sufficiency Comments	08/03/2026	

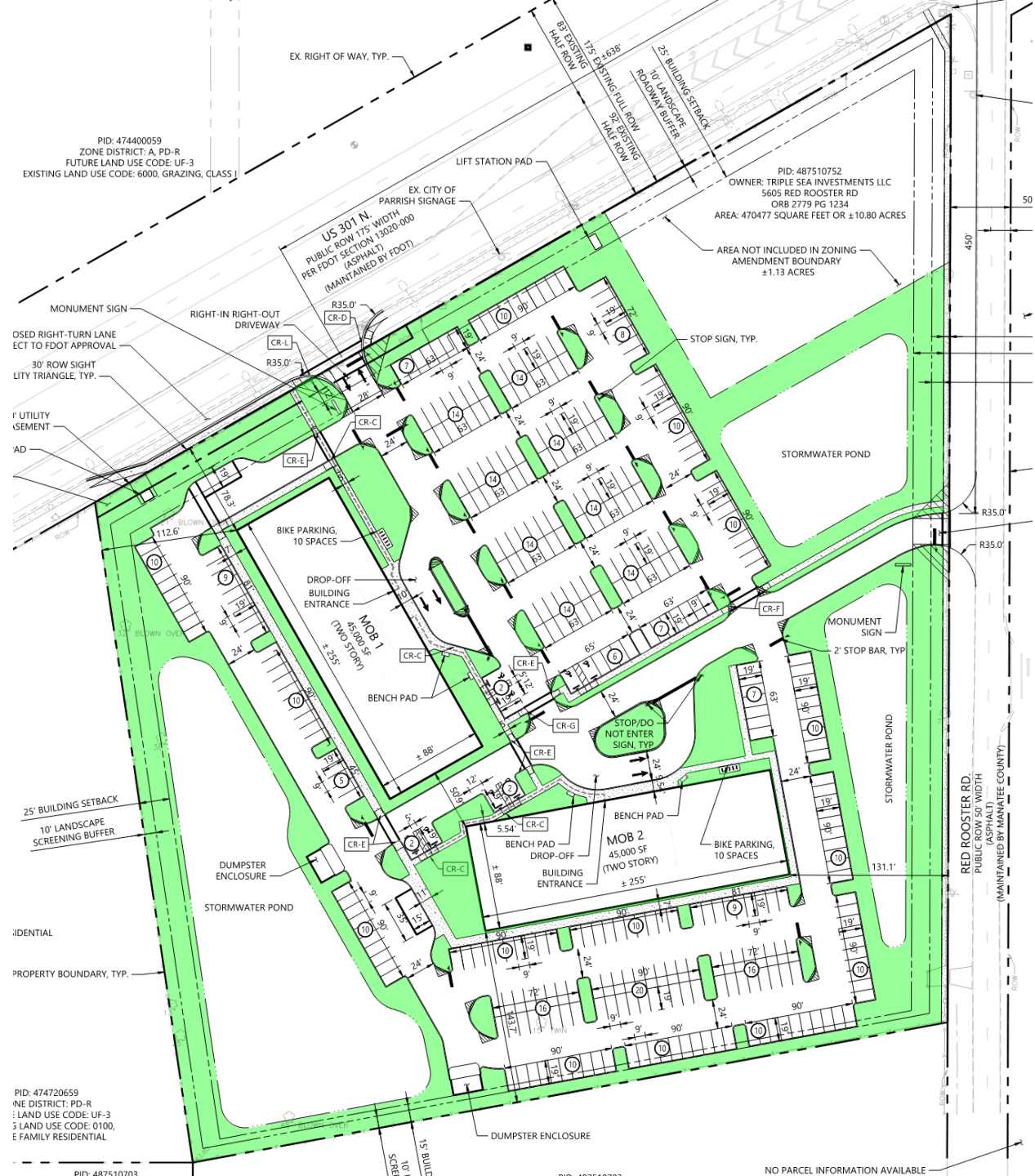
Designed by: KMB/MS
Checked by: KMB/MS
Issued for: Date: 08/03/2026

Overall Site Plan

Sheet of

Project Number: 66704.01

Proposed Site Plan



Representative Rendering



Representative Rendering



Wetlands

- All wetlands have a plant community that is overgrown and dominated by nuisance exotic vegetation



Wetlands

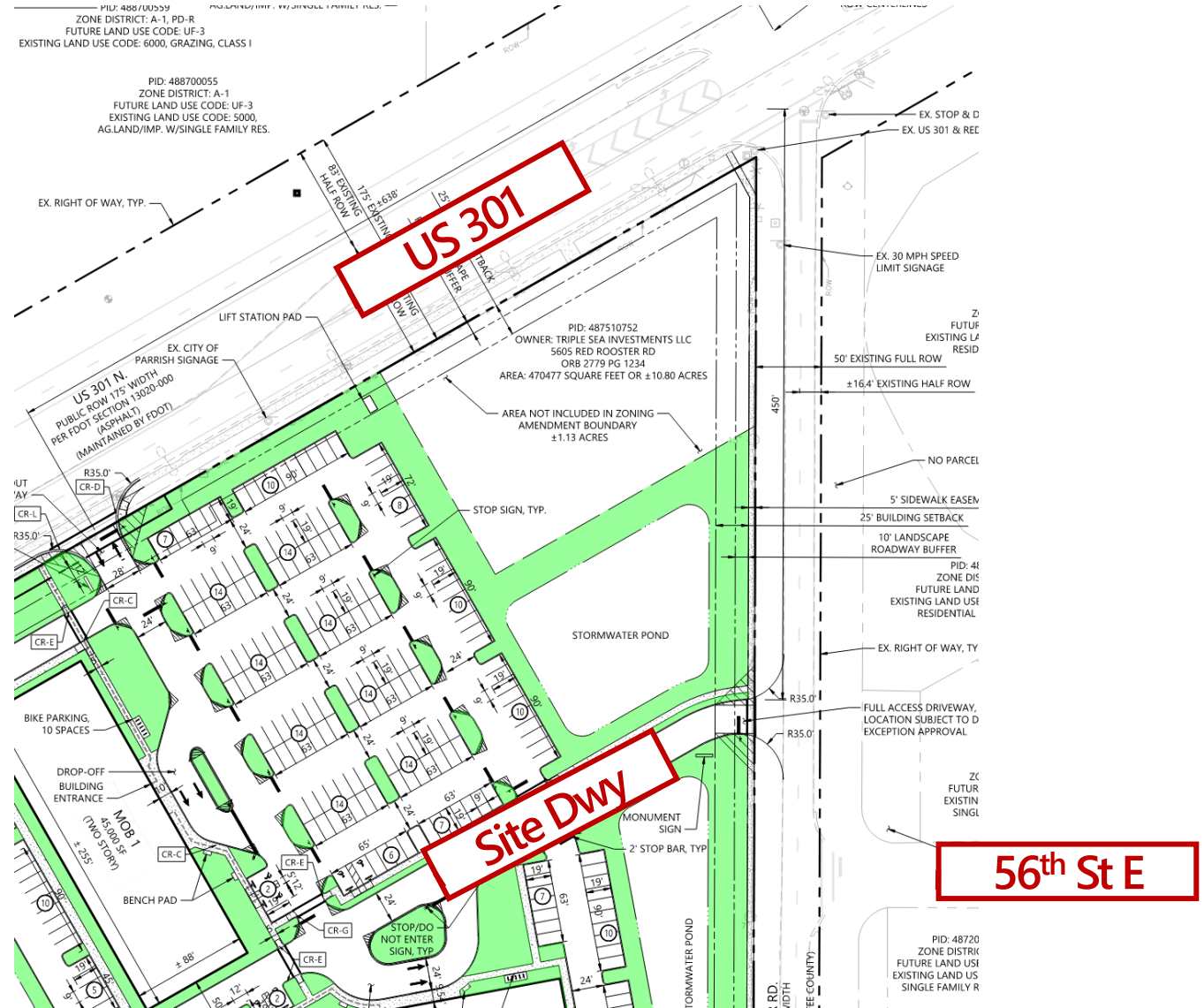
- SWFWMD recently approved ERP 42049410.000 (formal Wetland Jurisdictional Determination)
- Reduced wetland area



Design Exception Request: Red Rooster Site Driveway Location

Proposed Intersection Spacing:

- US 301 to Site Dwy ~450 ft (meets County requirements)
- Site Dwy to 56th St E ~80 ft





BayCare Medical Office Center

5605 Red Rooster Road, Parrish, FL



U.S. 301

119th Ter E

Fort Hamer Rd

Bella Rd

Bella Rd

Britt Rd

Britt Rd

120th Ave E

55th Ct E

119th Ter E

54th Ct E

119th Ter E

120th Ave E

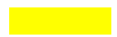
54th Gl

Fort Hamer Rd

Legend



Typical Route $\approx$ 0.65 miles



Cut-Through Route $\approx$ 0.45 miles

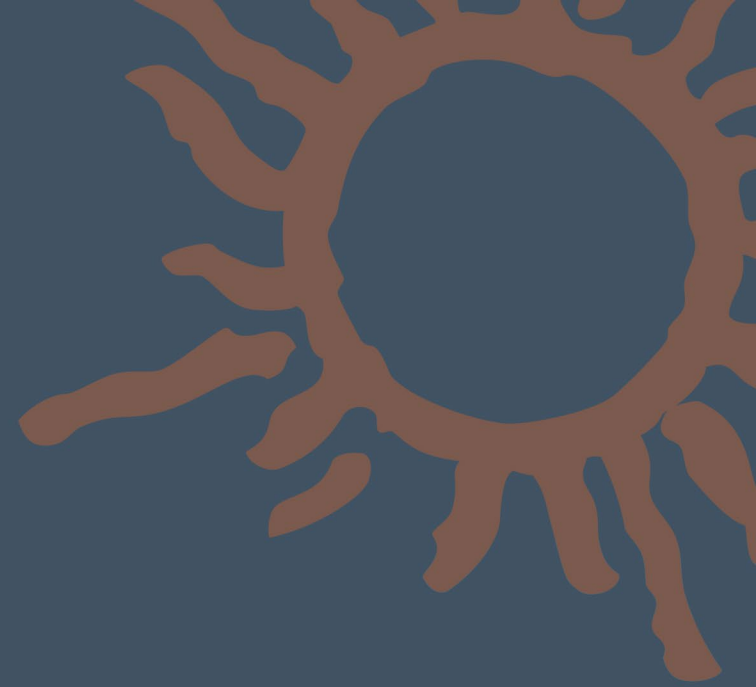


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N.T.S.

BayCare Medical

PDO-25-33(Z)(P)
PLN2510-0073



Alyssa Grove
Planner I
Planning Commission
October 15, 2026

Site Location

General Location:

Western corner of US 301 and Red Rooster Road, Parrish (unincorporated Manatee County)

Project Area:

9.67 acres of a 10.80-acre parcel



Source: Manatee County



Request

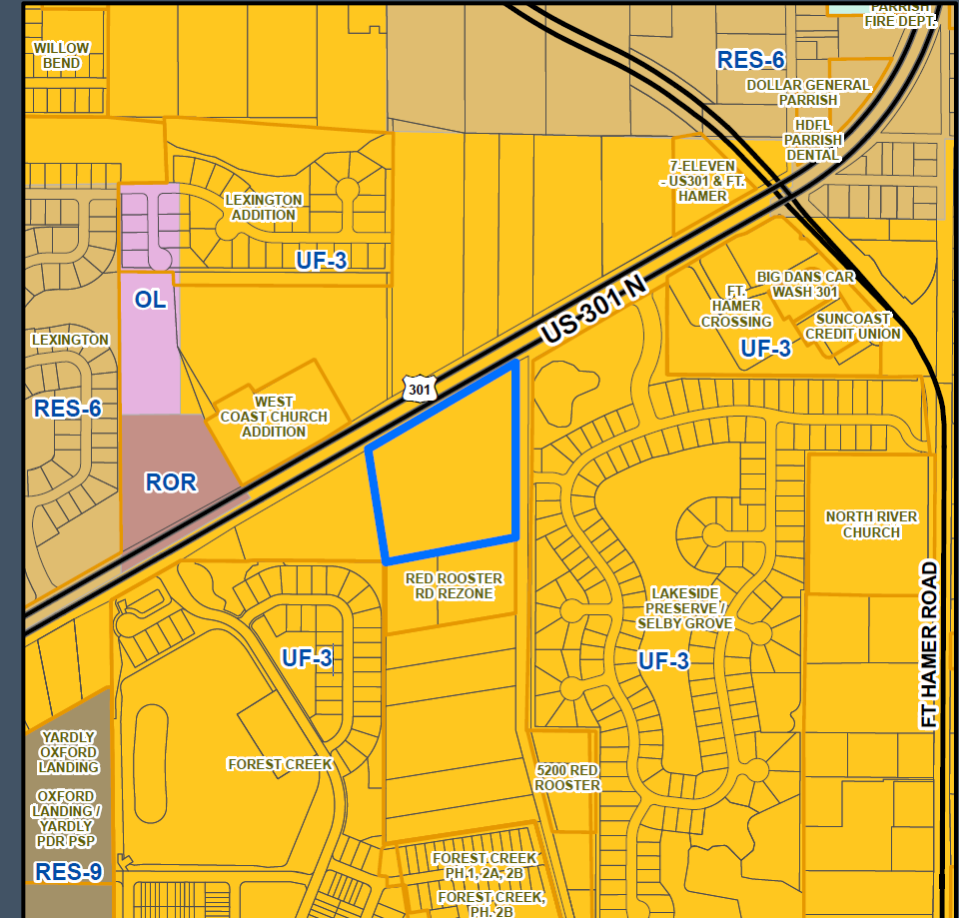
- **Proposed Zoning:** Planned Development Office (PDO)
- **Site Plan:** Preliminary Site Plan (PSP)
- **Entitlements:** 90,000 square feet of medical office use
- **Proposed FAR:** 0.21
- **Maximum FAR:** 0.32
- **Access:** US 301 and Red Rooster
- **Specific Approvals:** None
- **Conditions of Approval:** Yes



Source: Applicant

Future Land Use Category

- **Urban Fringe – 3 (UF-3)**
 - **Intent:** low density residential and support uses following a logical expansion of the urban environment, consistent with the availability of services.
- **FAR:**
 - **Maximum:** 0.35
 - **Proposed:** 0.21

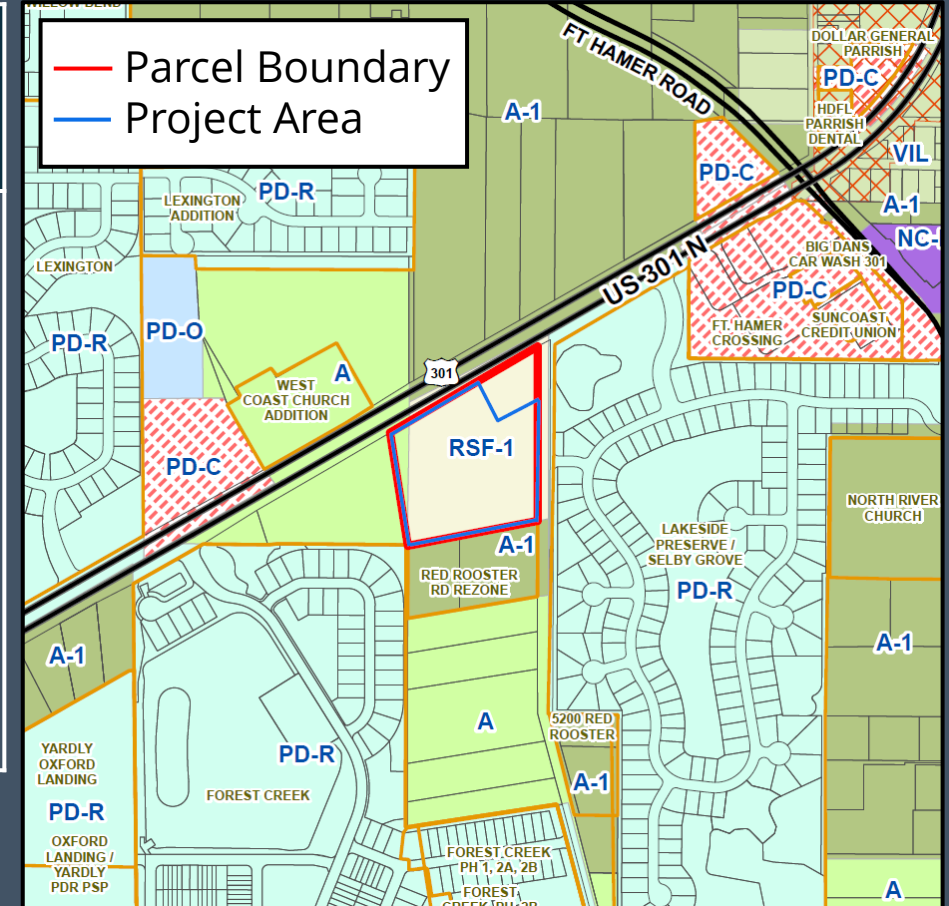


Source: Manatee County



Zoning District

<u>Existing</u> Zoning District	<u>Proposed</u> Zoning District
<ul style="list-style-type: none"> ▪ A (General Agriculture) <p>And</p> <ul style="list-style-type: none"> ▪ RSF-1 (Residential Single Family – 1) 	<ul style="list-style-type: none"> ▪ PDO (Planned Development Office)



Source: Manatee County



Neighborhood Workshop

- **Location:** Parrish United Methodist Church, Parrish
- **Date:** February 24, 2026
- **Summary of Issues and Concerns**
 - Traffic and Road Safety
 - Stormwater and Flooding
 - Environmental and Buffering Issues
 - Compatibility with Residential Areas



Public Facilities

- **Potable Water Infrastructure**

- There are existing County facilities near the project.

- **Wastewater Infrastructure**

- There are existing County facilities near the project.

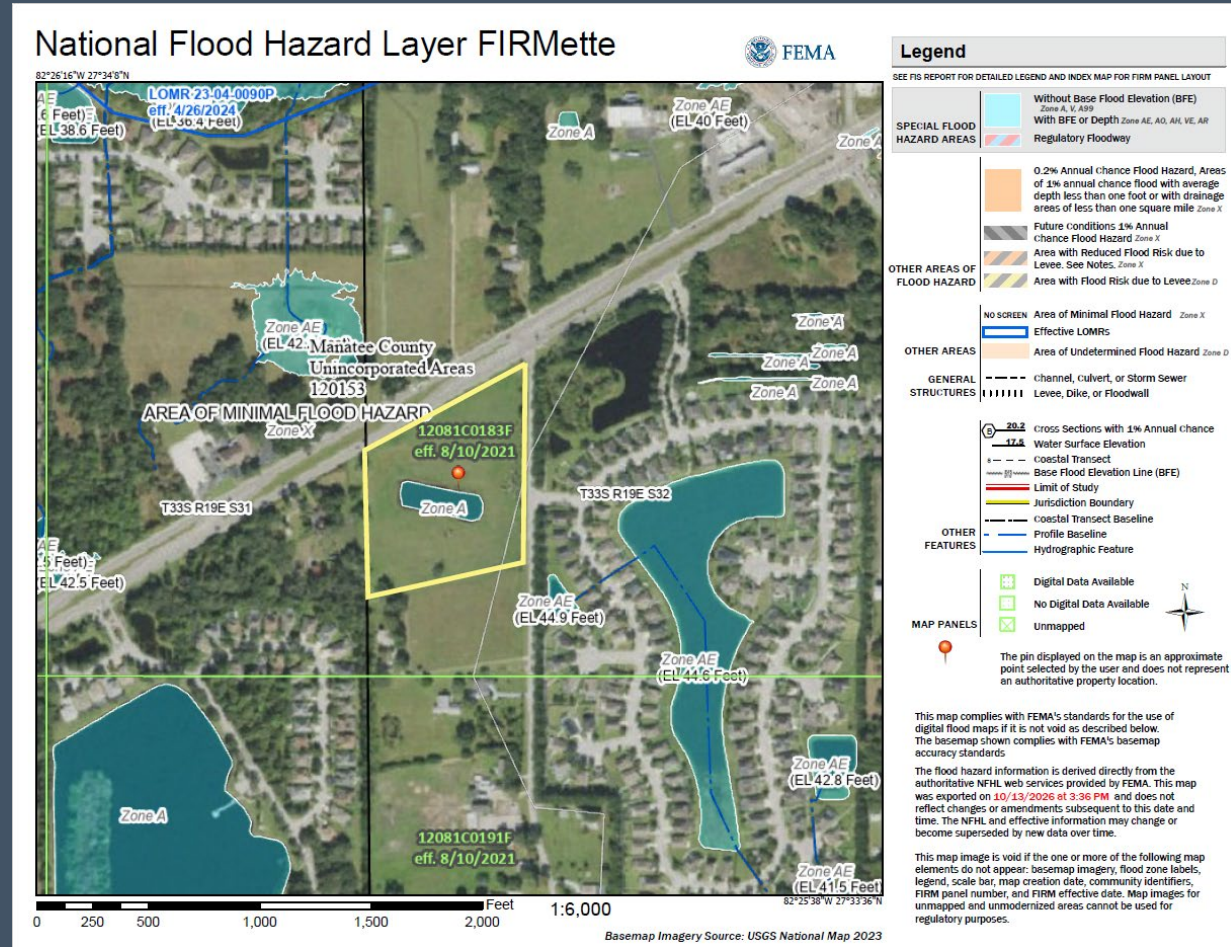
- **Reclaimed Water Infrastructure**

- There are existing County facilities near the project.



Floodplain and Stormwater

- The site is within the FEMA 1% Annual Chance Flood Hazard Area
- NOAA Atlas 14 rainfall data shall be used for stormwater modeling



Source: FEMA

Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (WITH PROJECT)
US 301	3413	C	D	F/D*	F/D*

* Synchro Arterial analysis



The ordinance to repeal transportation concurrency (ORD 24-44) was adopted on August 8, 2024.

Positive Aspects	Negative Aspects and Proposed Mitigating Measures
<ul style="list-style-type: none">▪ Site design provides more than the required open space▪ No State or Federally listed species were observed on the site▪ Proposed site will provide medical services to the surrounding residential area.▪ Proposed site will reduce the length and duration of medical trips from nearby residential areas.	<ul style="list-style-type: none">▪ 1.95 acres of wetland impacts are proposed which represent 100% of existing on-site wetlands.<ul style="list-style-type: none">▪ Mitigating Measure: The applicant is proposing to mitigate through purchase of Mitigation Bank Credits.▪ The traffic study showed a high volume to capacity ratio ($v/c > 1$) and delay at the project buildout at the intersection. The decision for analysis or improvements falls with FDOT.<ul style="list-style-type: none">▪ Mitigating Measure: Applicant is coordinating with FDOT for approval as conditioned as by A.2

Consistency with Comprehensive Plan

- **Policy 2.1.1.4.** (Public facility availability)
- **Policy 2.1.2.2.** (Limit sprawl)
- **Policy 2.1.2.7.** (Compatibility / appropriate timing)
- **Policy 2.2.1.11.** (Urban Fringe-3)
- **Policy 2.3.1.1.** (Wetland intensity transfer)



Compliance with the Land Development Code

- **Section 312.6** (Neighborhood Workshops)
- **Section 342.4** (Review Criteria for Zoning Map Amendments)
- **Section 402.6** (Requirements for PD Site Plans)
- **Section 402.10.D** (PDO Standards)
- **Section 531.61** (Office Uses)
- **Section 706.9** (Development Transfer Allowed for Wetlands)



Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan and the applicable standards of the Land Development Code.
- Staff will conduct additional analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.



Thank you!



