

TAB 3



MANATEE COUNTY
FLORIDA

RECEIVED

MAR 09 2012

CITY HALL

March 8, 2012

The Honorable Shirley Groover Bryant
Mayor, City of Palmetto
516 8th Ave West
Palmetto, FL 34221

Dear Mayor Bryant:

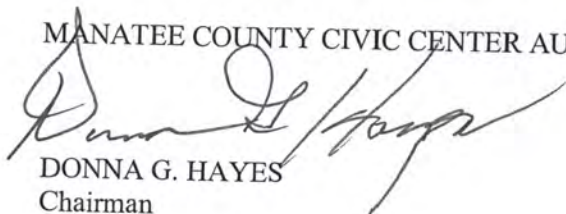
As you may know, the Manatee County Board of County Commissioners has recently invested more than \$6 million in renovations to the Manatee Convention Center located in the City of Palmetto. The investment was authorized, in part, to attract a hotel adjacent to the Convention Center in order to improve the viability of the facility as a competitive convention center. In addition, a hotel on that site would certainly improve the financial viability of the Palmetto CRA which was recently expanded to include this area.

The future alignment of 7th Street from U.S. Highway 301 to Haben Boulevard will provide improved access to the site which makes it a critical component to the success of the Convention Center and potential hotel. It is my understanding that County staff has discussed the hotel concept with you and your staff for several years, and on September 15, 2009 then-County Commission Chairman Gwen Brown wrote to you with the County's preferred route for the road (copy attached).

I understand that the City might have been hesitant to act pending a proposal to study the Highway 301/41 corridor from 10th Street in Palmetto southward to the Red Barn Flea Market in Bradenton; however, this study is years away and the opportunity for the Convention Center is at hand. I would appreciate your prompt response with input from the City on the future alignment of 7th Street. Specifically, I am looking for concurrence from the City of Palmetto on the need for this roadway. From there, Manatee County staff may work in conjunction with City staff so that we may acquire the necessary right of way, and design, permit and construct the road.

Sincerely,

MANATEE COUNTY CIVIC CENTER AUTHORITY



DONNA G. HAYES
Chairman

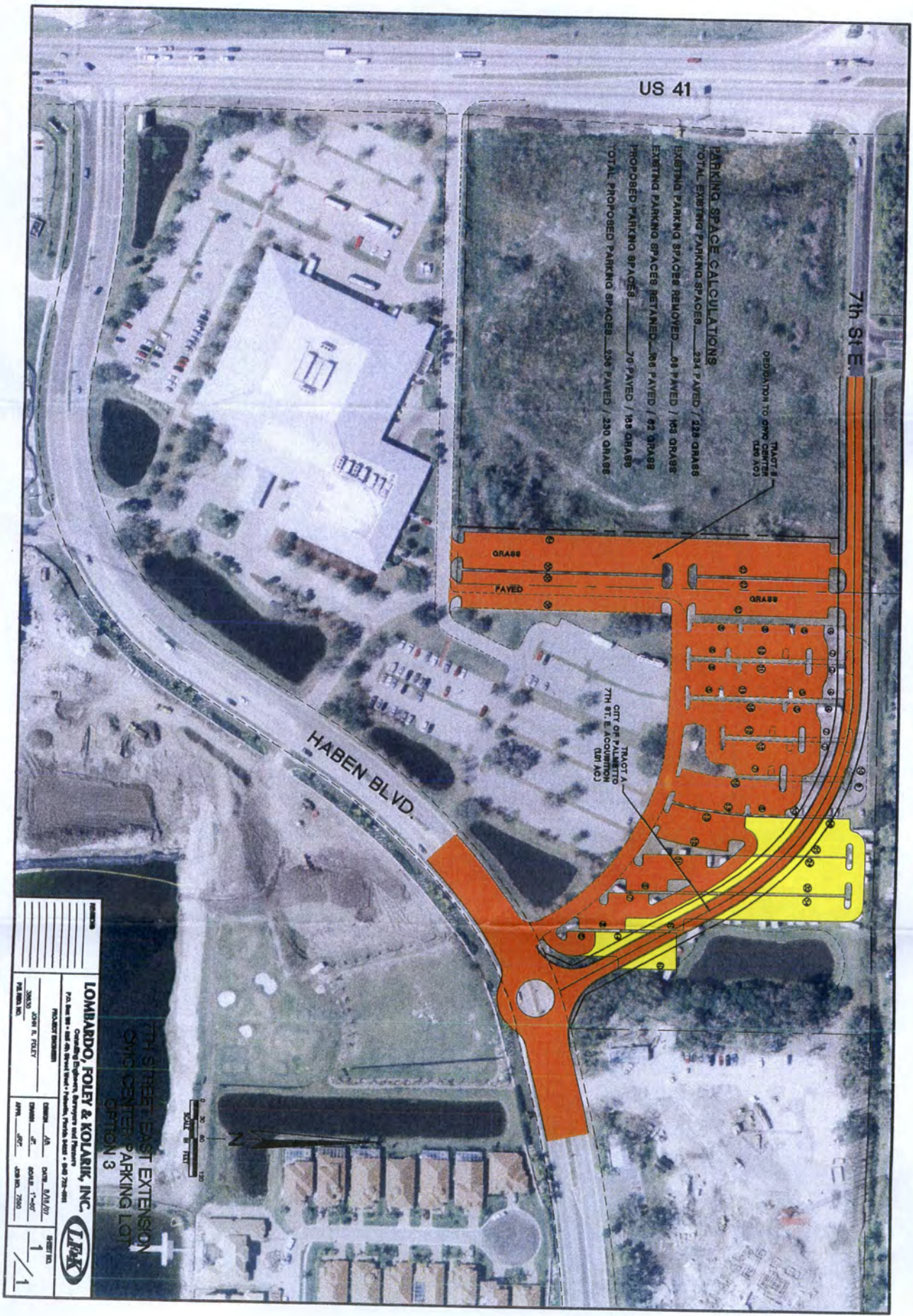
Attachment

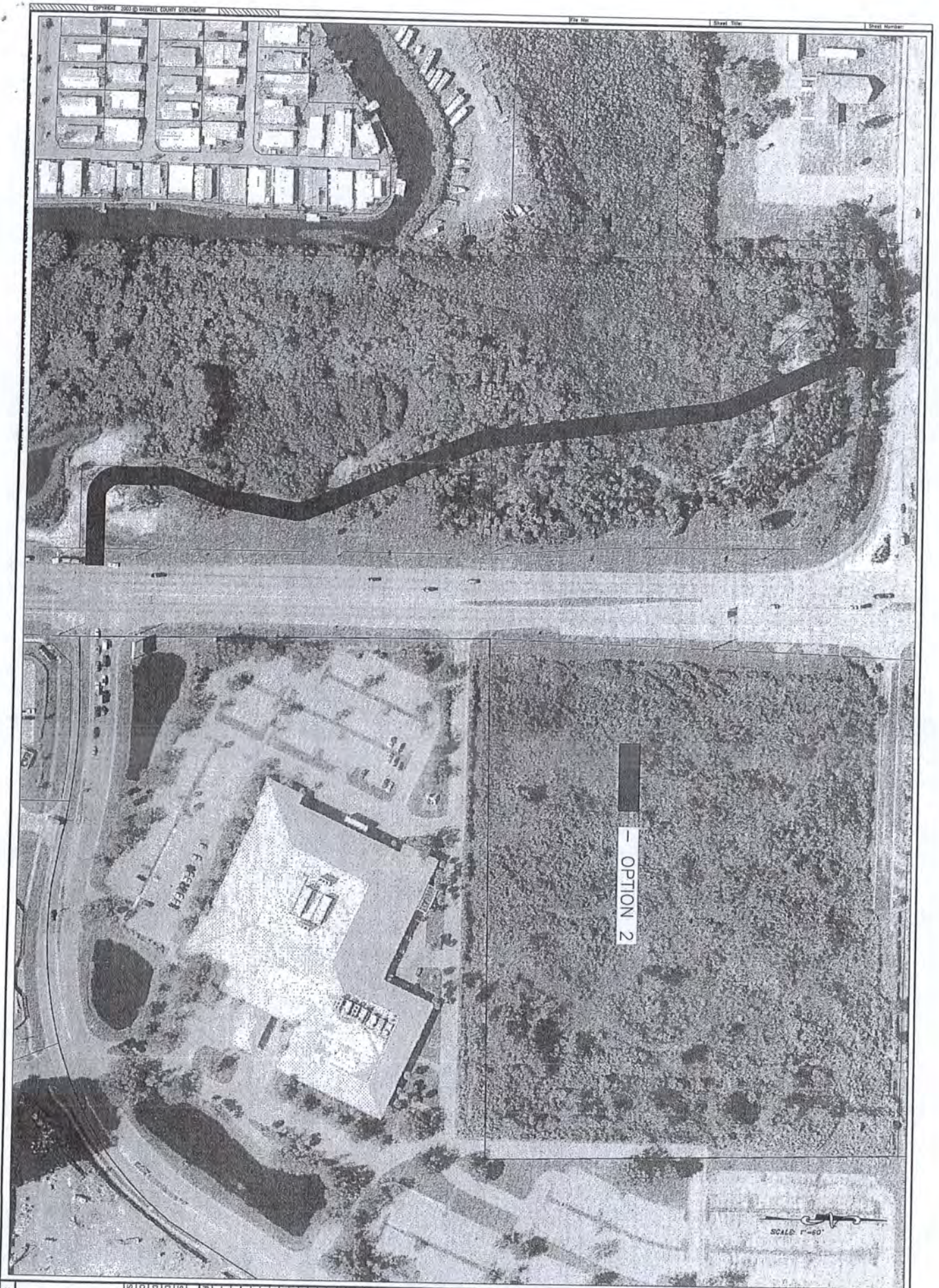
cc: Board of County Commissioners
Ed Hunzeker, County Administrator

Board of County Commissioners

Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Bradenton, FL 34206-1000
WEB: www.myanatee.org * PHONE: 941.745.3707 * FAX: 941.745.3790

LARRY BUSTLE * MICHAEL GALLEN * JOHN R. CHAPPIE * ROBIN DISABATINO * DONNA HAYES * CAROL WHITMORE * JOE McCLASH
District 1 District 2 District 3 District 4 District 5 District 6 District 7





SHEET	OF
SEAL	
SCALE: 1"=60'	
CHECKED	DATE
DRAWN	DATE
DESIGNED	DATE
SUBMITTED	DATE
BY	DATE
REVISION	DATE

**7th STREET EAST - PALMETTO
STREET EXTENTION**

OPTIONS 2

MANATEE COUNTY
TRANSPORTATION
DEPARTMENT





MANATEE COUNTY FLORIDA

September 15, 2009

The Honorable Shirley Bryant
Mayor, City of Palmetto
P. O. Box 1209
Palmetto, FL 34220-1209

Dear Mayor Bryant:

On September 15, 2009, the Board of County Commissioners authorized this letter to advise you of the county's commitments regarding the long discussed 7th Street Extension road project.

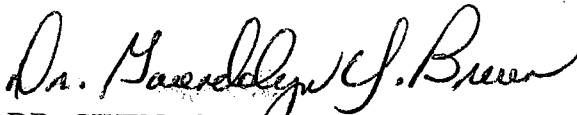
We understand the city is exploring at least two alternatives routes for the road project and the Board of County Commissioners has authorized the County Administrator to assist the City of Palmetto in determining the cost/benefit of each alternative.

In addition, the Board of County Commissioners would like to advise you that we believe the route across US 301 extending 7th Street to Haben Blvd. is the preferred route in light of the economic development opportunities to both the city and the Manatee County Civic Center. This route also has the least environmental impact.

We look forward to continuing to work with you on this important project.

Sincerely,

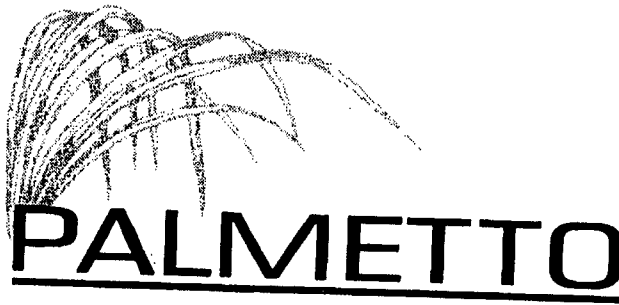
BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA


DR. GWENDOLYN Y. BROWN
Chairman

cc: Board of County Commissioners
Ed Hunzeker, County Administrator

Board of County Commissioners
PO Box 1000 * 1112 Manatee Avenue West, Bradenton, FL 34206-1000
PHONE: 941.745.3700 * FAX: 941.745.3790
www.myanatee.org

LARRY BUSTLE * DR. GWENDOLYN Y. BROWN * JOHN R. CHAPPIE * RON GETMAN * DONNA G. HAYES * CAROL WHITMORE * JOE MCCLAS
District 1 District 2 District 3 District 4 District 5 District 6 District 7



3/5/12

516 8th Avenue West
P.O. Box 1209
Palmetto, Florida 34220-1209
Phone: (941) 723-4570
Fax: (941) 723-4576
e-mail: mayor@palmettofl.org

August 4, 2009

Commissioner Dr. Gwendolyn Y. Brown, Chair
Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206-1000

Dear Commissioner Brown:

As you are aware, we have had a long-standing problem regarding the light at 7th Street and U.S. Highway 301. The City of Palmetto and Manatee County are concerned about the fact that the light is not fully functional, nor will it be until all the requirements as outlined by the Florida Department of Transportation are met.

After the last MPO meeting, I had requested a meeting with representatives of FDOT. Our staff and members of your staff were also in attendance. We discussed some options and are currently reaching out for alternatives.

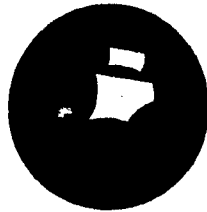
We have no funds available for construction, but I feel that it is imperative for all parties concerned that a final plan be established for the area so that the safety of the intersection can be improved, and also any other future planning for the general area may be moved forward. Although we are all struggling with our budgets, once we have a plan that we can all commit to, efforts can be made jointly to seek funding. Improvements to this intersection and roadway are vital to Manatee County and the City of Palmetto.

Realizing the end result could influence other plans you may have for the area, I hope that your planning and engineering staff will continue to work with us. Your staff's input and cooperation have been greatly appreciated, and I look forward to working with them, and you, to resolve this dilemma.

Sincerely,

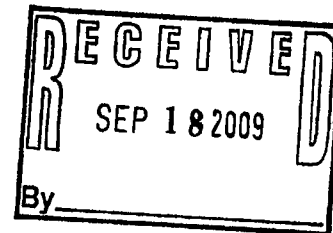
Shirley Groover Bryant
Mayor

cc: City Commission
Jim Freeman, City Clerk
Allen Tusing, Public Works Director
Chief Garry Lowe
Mark Barnebey, City Attorney



MANATEE COUNTY
FLORIDA

September 15, 2009



CITY
COMMISSION
FYI

The Honorable Shirley Bryant
Mayor, City of Palmetto
P. O. Box 1209
Palmetto, FL 34220-1209

Dear Mayor Bryant:

On September 15, 2009, the Board of County Commissioners authorized this letter to advise you of the county's commitments regarding the long discussed 7th Street Extension road project.

We understand the city is exploring at least two alternatives routes for the road project and the Board of County Commissioners has authorized the County Administrator to assist the City of Palmetto in determining the cost/benefit of each alternative.

In addition, the Board of County Commissioners would like to advise you that we believe the route across US 301 extending 7th Street to Haben Blvd. is the preferred route in light of the economic development opportunities to both the city and the Manatee County Civic Center. This route also has the least environmental impact.

We look forward to continuing to work with you on this important project.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

DR. GWENDOLYN Y. BROWN
Chairman

cc: Board of County Commissioners
Ed Hunzeker, County Administrator

Board of County Commissioners
PO Box 1000* 1112 Manatee Avenue West, Bradenton, FL 34206-1000
PHONE: 941.745.3700 * FAX: 941.745.3790
www.myanatee.org

LARRY BUSTLE * DR. GWENDOLYN Y. BROWN * JOHN R. CHAPPIE * RON GETMAN * DONNA G. HAYES * CAROL WHITMORE * JOE MCCLASH
District 1 District 2 District 3 District 4 District 5 District 6 District 7

RECEIVED

SEP 15 2009

Board of County Commissioners
Manatee County
September 15, 2009



PALMETTO

community redevelopment agency

*Palmetto, a place
to discover...*

Honorable Gwendolyn Y. Brown
Chair, Board of Manatee County Commissioners
P. O. Box 1000
Bradenton, FL 34206-1000

Re: Civic Center Hotel

Dear Dr. Brown:

The Palmetto Community Redevelopment Agency (CRA) learned with interest that Manatee County wishes to issue a Request for Qualifications/Purchase for a hotel to be located at the Manatee County Civic Center in Palmetto. As you know this site is in the CRA district.

Your actions for this opportunity are favorable to the CRA Plan for Palmetto. The CRA would like for the Board of County Commissioners to consider a partnership on this project. We may be potentially interested in financing a "portion of" or the "entire" project if conditions for such a financing venture were sufficient to meet our requirements. It may be possible to bear into the equation, a Community Development Block Grant (CDBG) application as well as Manatee County's Enterprise Zone incentives and benefits.

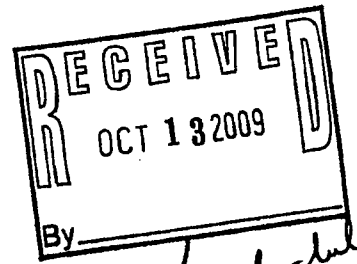
On behalf of the CRA and its Advisory Board, I would like to invite the Commission to meet with us on this exciting proposition. Please contact me regarding any interest the Commission may have. We look forward to hearing from you.

Sincerely,

Shirley Groover Bryant
Mayor, City of Palmetto
Chair, Palmetto Community Redevelopment Agency



MANATEE COUNTY
FLORIDA



October 6, 2009

Honorable Shirley Groover Bryant
Mayor, City of Palmetto
516 8th Avenue West
Palmetto, FL 34221

Dear Mayor Bryant:

Thank you for the three letters I received from you (copies attached) regarding opportunities for the County to work with the City of Palmetto and the Community Redevelopment Agency on issues that are important to all of us. We share your desire to explore ways to work together to achieve greater results for all of our citizens.

I have been authorized by the Manatee County Board of County Commissioners to send you this letter offering to have our County Administrator and his staff meet with you and city staff to further understand and develop these ideas and then report back to the County Commission.

Thanks again for your efforts and we look forward to working with you on these important issues.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

Dr. Gwendolyn Y. Brown
DR. GWENDOLYN Y. BROWN
Chairman

cc: Attachments

P.O. BOX 1000 * 1112 Manatee Avenue West * Bradenton, FL 34206 * PHONE: 941 745-3700 * FAX: 941 745-3790
Board of County Commissioners * www.myanatee.org

LARRY BUSTLE * DR. GWENDOLYN Y. BROWN * JOHN R. CHAPPIE * RON GETMAN * DONNA HAYES * CAROL WHITMORE * JOE MCCLASH
District 1 District 2 District 3 District 4 District 5 District 6 District 7



September 15, 2009

Honorable. Gwendolyn Y. Brown
Chair, Manatee County Board of Commissioners
P. O. Box 1000
Bradenton, FL 34206-1000

RE: Palmetto CRA, Manatee County Enterprise Zone, Manatee County Port Authority

Dear Dr. Brown:

As you know we are faced with some extraordinary challenges and opportunities given our current economy. One of the best opportunities that I feel we have before us is to identify efficiencies in promoting our respective communities.

As I assessed our geographic districts, it occurred to me that the "joining" of forces with the above referenced agencies could be beneficial to all. The Palmetto Community Redevelopment Agency (CRA) has some funds that could be used to enhance storefronts and the Enterprise Zone has a wonderful business incentive program that could present amenities for the Port to offer for developing or expanding its business in our respective areas.

We would like to propose developing a joint marketing plan for the 3 entities and wondered if the County Commission would consider exploring this further.

Please feel free to contact me if you want to discuss this opportunity further. I look forward to hearing from you. Just think of what we could do with this initiative.

Sincerely,

A handwritten signature in black ink that reads "Shirley Groover Bryant".

Shirley Groover Bryant
Mayor, City of Palmetto
Chair, Palmetto Community Redevelopment Agency



September 15, 2009

Honorable Gwendolyn Y. Brown
Chair, Manatee County Board of Commissioners
P. O. Box 1000
Bradenton, FL 34206-1000

Re: Palmetto Bus Transportation Hub "Park and Ride"

Dear Dr. Brown:

As you can imagine, the City of Palmetto and its Community Redevelopment Agency (CRA) are really excited about the County Bus Transportation Hub located on the North end of 8th Avenue in Palmetto. As part of the CRA's state mandate, we are charged with addressing the welfare of the CRA Residents and this new hub can certainly fulfill that mandate.

We support your efforts to create a "park and ride" location within the City of Palmetto. This initiative further reinforces our commitment to fulfilling the above referenced initiative. The Metropolitan Planning Organization (MPO) has recommended the County purchase certain property for this purpose. We certainly support that recommendation and would love the opportunity to meet and discuss whatever efforts we can contribute to this initiative.

Again, we are excited about the Transfer Hub and the benefits that our citizens and City will derive. I look forward to hearing from you.

Sincerely,

Shirley Groover Bryant
Mayor, City of Palmetto
Chair, Palmetto Community Redevelopment Agency

RECEIVED

SEP 15 2009

Board of County Commissioners
Manatee County
September 15, 2009



PALMETTO

community redevelopment agency

Palmetto, a place
to discover...

Honorable Gwendolyn Y. Brown
Chair, Board of Manatee County Commissioners
P. O. Box 1000
Bradenton, FL 34206-1000

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Your actions for this opportunity are favorable to the CRA Plan for Palmetto. The CRA would like for the Board of County Commissioners to consider a partnership on this project. We may be potentially interested in financing a "portion of" or the "entire" project if conditions for such a financing venture were sufficient to meet our requirements. It may be possible to bear into the equation, a Community Development Block Grant (CDBG) application as well as Manatee County's Enterprise Zone incentives and benefits.

On behalf of the CRA and its Advisory Board, I would like to invite the Commission to meet with us on this exciting proposition. Please contact me regarding any interest the Commission may have. We look forward to hearing from you.

Sincerely,

Shirley Groover Bryant
Mayor, City of Palmetto
Chair, Palmetto Community Redevelopment Agency

Charrette goal is workable solution

A recent editorial raised excellent questions regarding charrettes. It was the need to answer such questions that led to the founding of the National Charrette Institute, a nonprofit organization dedicated to teaching collaborative planning processes to professionals and community leaders, and to elevating the standards of charrette practice.

We constantly struggle with the tendency to call everything a charrette, whether it is a two-hour visioning session, a full-day workshop or a multiday design exercise. By NCI standards, a charrette should involve more than visioning. It should work to produce a design solution that can be implemented.

A charrette should also typically be at least four days in order to allow for stakeholder involvement in the process of moving from broad vision to real design. This is often where a more truncated charrette process breaks down: when the stakeholders can't see the connection between the discussions in which they participated and the details of the final design.

A charrette is a collabora-

tive process that produces high-quality design by engaging community partners in a process that is open, inclusive and worthy of public trust. The key is allowing stakeholders to engage at the level of detailed design decisions, working with a multidisciplinary team of design professionals. It is not a process that works simply by recording public opinion and allowing those who show up to vote. It works by allowing all stakeholders to participate actively in creating a design that works for them and that is worthy of community support.

David Brain

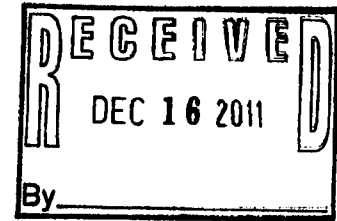
The writer is a trainer for the National Charrette Institute (<http://www.charretteinstitute.org>) and teaches social sciences at New College of Florida. He resides in Sarasota.



HOW TO PARTICIPATE

BY MAIL

Letters Editor
Herald-Tribune, P.O. Box 1719
Sarasota, FL 34230



December 12, 2011

The Honorable Shirley Groover Bryant
Mayor of City of Palmetto
516 8th Avenue W
Palmetto, Florida 34221

Re: Riviera Dunes DRI Notice of 4-Year Extension

Dear Mayor Bryant:

The purpose of this letter is to provide notice as a developer of Riviera Dunes DRI, that pursuant to Section 380.06(19)(c)2, Florida Statutes (copy attached), the Riviera Dunes DRI commencement, phase, build-out, and expiration dates are hereby extended for four (4) years. Section 3 of Ordinance 05-871 of the City of Palmetto defines Developer to mean Riviera Dunes Development Parties, LLC, its heirs, assigns, designees, agents, and successors in interest. Forty One Corporation, subsidiary of Huntington Bank, is providing this Notice as a Developer of Riviera Dunes DRI by virtue of being a successor in interest to Riviera Dunes Development Partners, LLC.

If you have any questions regarding this matter, please do not hesitate to contact Alice Huneycutt. As a new property owner in City of Palmetto, we look forward to working with you and City Staff.

John Schandavel
Huntington Bank
801 W. Big Beaver, MI-9185
Troy, Michigan 48084
(248) 244-9823
John.schandavel@huntington.com

Alice Huneycutt
Stearns Weaver
401 East Jackson Street, Suite 2200
Tampa, Florida 33602
(813) 222-5031
ahuneycutt@stearnsweaver.com

Sincerely,
Forty-One Corporation

John S. Schandavel
Vice President

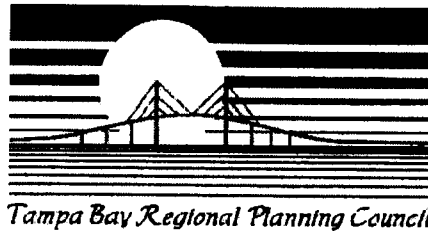
Attachment

cc: John Meyer, Tampa Bay Regional Planning Council
Lorraine Lyn, Planning Supervisor, City of Palmetto
Alice Huneycutt, Stearns Weaver

⁴(c) An extension of the date of buildout of a development, or any phase thereof, by more than 7 years is presumed to create a substantial deviation subject to further development-of-regional-impact review.

1. An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years is presumed not to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government. An extension of 5 years or less is not a substantial deviation.
2. In recognition of the 2011 real estate market conditions, at the option of the developer, all commencement, phase, buildout, and expiration dates for projects that are currently valid developments of regional impact are extended for 4 years regardless of any previous extension. Associated mitigation requirements are extended for the same period unless, before December 1, 2011, a governmental entity notifies a developer that has commenced any construction within the phase for which the mitigation is required that the local government has entered into a contract for construction of a facility with funds to be provided from the development's mitigation funds for that phase as specified in the development order or written agreement with the developer. The 4-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection. The developer must notify the local government in writing by December 31, 2011, in order to receive the 4-year extension.

For the purpose of calculating when a buildout or phase date has been exceeded, the time shall be tolled during the pendency of administrative or judicial proceedings relating to development permits. Any extension of the buildout date of a project or a phase thereof shall automatically extend the commencement date of the project, the termination date of the development order, the expiration date of the development of regional impact, and the phases thereof if applicable by a like period of time.



Chair
Vice Mayor William D. Dodson

Vice-Chair
Commissioner Larry Bustle

Secretary/Treasurer
Mayor Robert Manning

Executive Director
Manny Pumariega

December 19, 2011

Mr. John Schandavel
Huntington Bank
801 W. Big Beaver, MI-9185
Troy, MI 48084

**Subject: DRI #236 - Riviera Dunes, 4-Year Buildout Date/Development Order
Expiration Date Extension Request, City of Palmetto**

Dear Mr. Schandavel:

The Tampa Bay Regional Planning Council is in receipt of your December 12, 2011 correspondence requesting a further four year extension of the Riviera Dunes buildout and Development Order expiration dates. It is hereby acknowledged that your request was made in accordance with growth management legislation approved in 2011, which resulted in the establishment of Subsection 380.06(19)(c)2., F.S.

In this particular case, Council records will be immediately updated to reflect the revised buildout date and Development Order expiration dates to be February 12, 2017.

Please note by copy of this correspondence, Council staff hereby additionally requests a copy of the local government's concurrence (in the form of a letter, Ordinance or Resolution), once established, recognizing such extensions for our records and corresponding Development Order file.

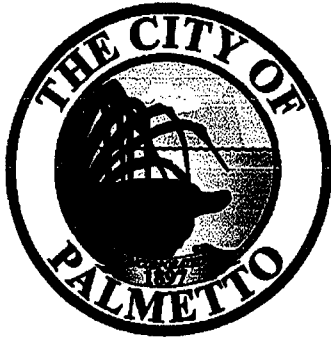
If you should have any question(s), please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Meyer", is written over a horizontal line.

John M. Meyer
DRI Coordinator

cc: Alice Huneycutt, Stearns Weaver
Lorraine Lyn, City of Palmetto
Brenda Winningham, DEO
Linda Svenson



Department of Public Works

600 17th Street West

Palmetto, Florida 34221

Phone (941) 723-4580 • FAX: (941) 723-4539

Suncom 599-4580

March 8, 2012

Mr. John Schandavel
Huntington Bank
801 W. Big Beaver, MI-9185
Troy, MI 48084

Re: Riviera Dunes DRI#236
Revised January 30, 2012 letter

Dear Mr. Schandavel:

The purpose of this letter is twofold; to provide concurrence to your request for a 4-Year extension of the Buildout and Development Order expiration dates and to clarify my letter to C. Timothy Vining dated March 31, 2011.

Tampa Bay Regional Planning Council acknowledged that your request (as a developer of Riviera Dunes DRI) for a 4-year extension on December 12, 2011 was made in accordance with Sec. 380.06(19)(c)2., F.S. The City of Palmetto hereby concurs that the Buildout and Development Order expiration dates for Riviera Dunes DRI be extended to February 12, 2017.

The traffic information provided by Tindale-Oliver and Associates, Inc., including the original, finalized, DRI traffic study provided the final numbers that governed the original development order including a total of 1,206 PM gross peak hour trips, and 979 net external PM peak hour trips. By using these two numbers from the development order with the corresponding totals from the original traffic study, 430/979 (net external trips) and 529/1206 (gross trips generated) they both yield 44 percent, clarifying the condition below:

*"Construct NB thru lane/430*529** (at 44% of build out)"*
Where 430 is the net external trips PM peak hour and 529 is the gross external trips PM peak hour

Based on the total number of external trips (360 gross external PM peak hour trips) generated from the latest, Annual Monitoring Report in 2010, the above referenced condition from the adopted development order has not yet been triggered. The City will continue to issue building permits for platted single family lots and will require all other new development to meet the City of Palmetto's land development regulations to insure compliance with Section 6 (G) Table 3-Required Improvements of the DRI.

If you have any questions, or require any additional information, please feel free to contact me at (941) 723- 4580 or atusing@palmettofl.org .

Sincerely,

A handwritten signature in black ink, appearing to read "Allen R. Tusing". The signature is fluid and cursive, with the first name "Allen" and last name "Tusing" clearly distinguishable.

Allen R. Tusing, Director
Public Works Department

cc: Shirley Groover Bryant, Mayor
John M. Meyer, DRI Coordinator, TBRPC
C. Timothy Vining, Riviera Dunes Development Partners, LLC
James R. Freeman, City Clerk
Mark Barnebey, City Attorney
Brenda Winningham, DEO
Alice Huneycutt & David Smith, Sterns Weaver
Linda Svenson, Svenson Enterprises, Inc.
Bill Oliver, Tindale-Oliver & Associates, Inc.
Neal Mazzei, Building Official



Exhibit A

Tindale-Oliver & Associates, Inc.
Planning and Engineering

Revised December 29, 2010
(Originally issued October 27, 2010)

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Centre Boulevard, Suite 100
Pinellas Park, FL 33782

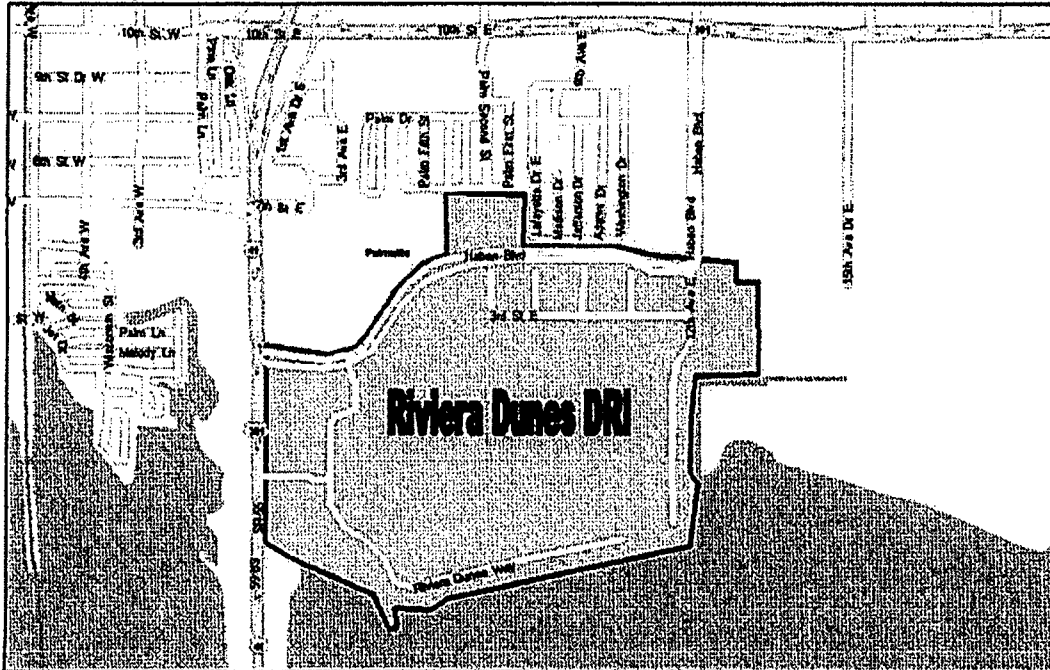
Subject: DRI 236, Riviera Dunes - Annual Monitoring Report

Dear Mr. Meyer:

This letter, initially issued on October 27, 2010, serves to verify that the trip generation approved for the Riviera Dunes DRI project (529 gross external PM peak hour trips) is not currently exceeded. This revised version corrects the dates in Table 1 to indicate traffic count data was collected in October, 2010.

For purposes of this study, PM peak period (4:00 p.m. – 6:00 p.m.) manual turning movement counts were collected at all entrances to the Riviera Dunes DRI. The turning movement counts were collected from October 19, 2010 to October 21, 2010. A site location map is provided in Figure 1.

Figure 1. Project Site Location



Tindale-Oliver & Associates, Inc.

Planning and Engineering

John Meyer

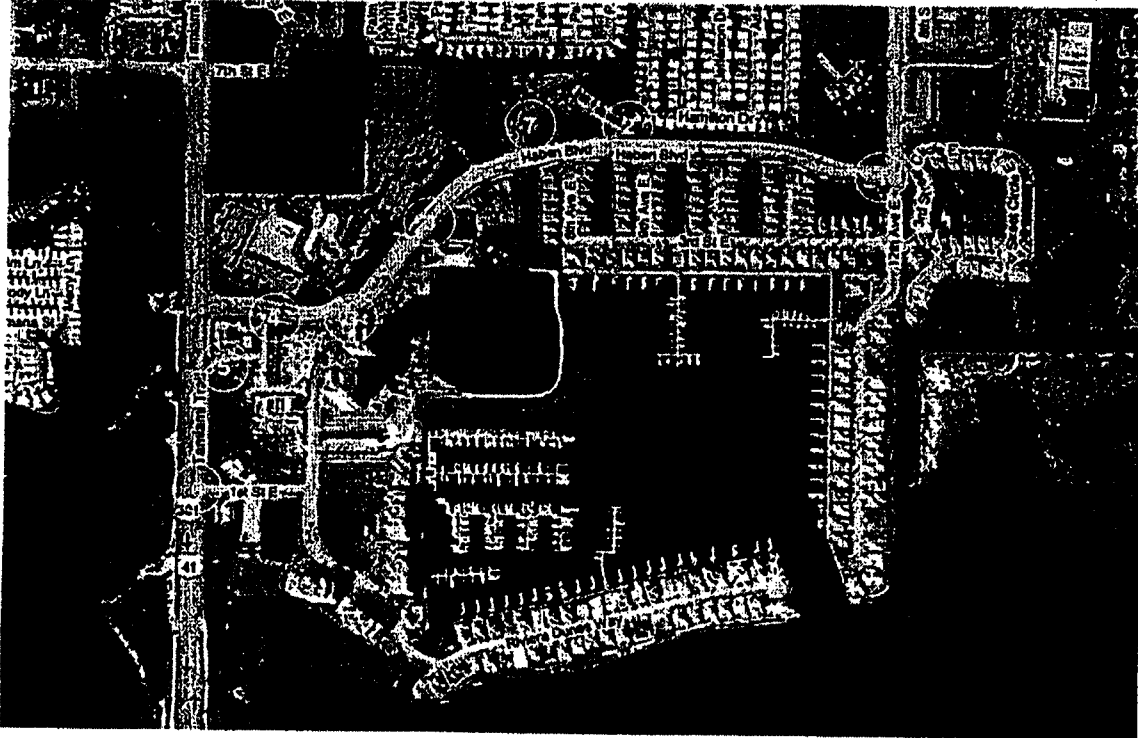
Revised: December 29, 2010

October 27, 2010

Page 2

A map showing the location of all existing entrances to the Riviera Dunes DRI is provided in Figure 2.

Figure 2. Riviera Dunes DRI Entrances



As shown in Figure 2, there are six active existing entrances to the Riviera Dunes DRI. Entrances number 7 and 8 are not active entrance driveways. Entrance 7 has not been completely constructed, and driveway 8 is a gated/locked entrance with no activity; therefore there are no vehicles going in and/or out of these two driveways. Existing (2010) PM peak hour traffic volumes entering and exiting the project were estimated from the turning movement counts collected in the field at the six active driveways.

A summary of the existing PM peak hour traffic volumes at the project entrances is provided in Table 1. Turning movement counts are provided in Attachment A.

Based on City of Palmetto Ordinance No. 665 DRI #236 Riviera Dunes, the developer shall conduct a biennial monitoring traffic analysis to verify that the existing total trips generated by the Riviera Dunes DRI does not exceed the approved number of external trips.

Tindale-Oliver & Associates, Inc.

Planning and Engineering

John Meyer

Revised: December 29, 2010

October 27, 2010

Page 3

If the biennial monitoring report indicates that the total trips for the development exceeds the approved number by more than 15 percent, the developer will be required to provide a revised transportation analysis pursuant to Subsection 380.06(19), F.S.

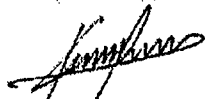
Table 1. PM Peak Hour Traffic Volumes

ID	Intersection	Dir.	Tuesday 10/19/2010	Wednesday 10/20/2010	Thursday 10/21/2010	Average	Total
1	Haben Blvd/Haben Blvd	In	42	41	52	45	82
		Out	36	36	39	37	
2	Haben Blvd/ Driveway 1	In	4	2	3	3	5
		Out	3	1	3	2	
3	Haben Blvd/Riviera Dunes Way	In	38	33	54	42	89
		Out	44	46	53	48	
4	Haben Blvd/Gas Station	In	11	12	12	12	84
		Out	61	77	79	72	
5	US-41(US-301)/Gas Station	In	48	56	44	49	50
		Out	0	1	1	1	
6	US-41(US-301)/1st Street	In	46	47	43	45	49
		Out	2	4	5	4	
						Total	360

Based on the data collected at all entrance driveways, the current number of external trips generated by the Riviera Dunes DRI (360 gross external PM peak hour trips) is less than the total number of external trips approved for this project (529 gross external PM peak hour trips). Therefore, no additional traffic analysis is required for this project at this time.

Should you have any questions regarding this analysis, please contact me at your convenience.

Sincerely,
Tindale-Oliver and Associates, Inc.



Fabricio Ponce, P.E.
Senior Project Manager

Attachments: Turning Movement Counts

J:\Client 600 - 698\635001-00.10 Riviera Dunes 2010 AMR\docs\Staff Resp\Riv Dunes Annual Report Rev 20101229.doc

1000 North Ashley Drive, Suite 100, Tampa, Florida 33602 • Phone: (813) 224-8862 • Fax: (813) 226-2106
1595 South Semoran Boulevard, Building 7, Suite 1540, Winter Park, Florida 32792 • Phone: (407) 657-9210 • Fax: (407) 657-9106
195 South Central Avenue, Bartow, Florida 33830 • Phone: (863) 533-8454 • Fax: (863) 533-8481

Exhibit B

2009 Peak Season Factor Category Report - Report Type: ALL
Category: 1300 MANATEE COUNTYWIDE

		MOCF: 0.89	
Week	Dates	SF	PSCF
1	01/01/2009 - 01/03/2009	1.02	1.14
2	01/04/2009 - 01/10/2009	0.99	1.11
3	01/11/2009 - 01/17/2009	0.96	1.07
4	01/18/2009 - 01/24/2009	0.95	1.06
* 5	01/25/2009 - 01/31/2009	0.93	1.04
* 6	02/01/2009 - 02/07/2009	0.92	1.03
* 7	02/08/2009 - 02/14/2009	0.90	1.01
* 8	02/15/2009 - 02/21/2009	0.88	0.99
* 9	02/22/2009 - 02/28/2009	0.88	0.99
*10	03/01/2009 - 03/07/2009	0.87	0.97
*11	03/08/2009 - 03/14/2009	0.87	0.97
*12	03/15/2009 - 03/21/2009	0.86	0.96
*13	03/22/2009 - 03/28/2009	0.87	0.97
*14	03/29/2009 - 04/04/2009	0.89	1.00
*15	04/05/2009 - 04/11/2009	0.90	1.01
*16	04/12/2009 - 04/18/2009	0.91	1.02
*17	04/19/2009 - 04/25/2009	0.93	1.04
18	04/26/2009 - 05/02/2009	0.95	1.06
19	05/03/2009 - 05/09/2009	0.97	1.09
20	05/10/2009 - 05/16/2009	0.98	1.10
21	05/17/2009 - 05/23/2009	1.00	1.13
22	05/24/2009 - 05/30/2009	1.01	1.13
23	05/31/2009 - 06/06/2009	1.03	1.15
24	06/07/2009 - 06/13/2009	1.04	1.16
25	06/14/2009 - 06/20/2009	1.05	1.18
26	06/21/2009 - 06/27/2009	1.07	1.20
27	06/28/2009 - 07/04/2009	1.08	1.21
28	07/05/2009 - 07/11/2009	1.09	1.22
29	07/12/2009 - 07/18/2009	1.11	1.24
30	07/19/2009 - 07/25/2009	1.11	1.24
31	07/26/2009 - 08/01/2009	1.12	1.25
32	08/02/2009 - 08/08/2009	1.12	1.25
33	08/09/2009 - 08/15/2009	1.12	1.25
34	08/16/2009 - 08/22/2009	1.13	1.27
35	08/23/2009 - 08/29/2009	1.13	1.27
36	08/30/2009 - 09/05/2009	1.14	1.28
37	09/06/2009 - 09/12/2009	1.14	1.28
38	09/13/2009 - 09/19/2009	1.15	1.29
39	09/20/2009 - 09/26/2009	1.12	1.25
40	09/27/2009 - 10/03/2009	1.09	1.22
41	10/04/2009 - 10/10/2009	1.07	1.20
42	10/11/2009 - 10/17/2009	1.04	1.16
43	10/18/2009 - 10/24/2009	1.04	1.16
44	10/25/2009 - 10/31/2009	1.03	1.15
45	11/01/2009 - 11/07/2009	1.03	1.15
46	11/08/2009 - 11/14/2009	1.03	1.15
47	11/15/2009 - 11/21/2009	1.03	1.15
48	11/22/2009 - 11/28/2009	1.03	1.15
49	11/29/2009 - 12/05/2009	1.02	1.14
50	12/06/2009 - 12/12/2009	1.02	1.14
51	12/13/2009 - 12/19/2009	1.02	1.14
52	12/20/2009 - 12/26/2009	0.99	1.11
53	12/27/2009 - 12/31/2009	0.96	1.07

* Peak Season



Tindale-Oliver & Associates, Inc.

Planning and Engineering

November 21, 2011
Revised December 2, 2011

Mr. Allen R. Tusing
Public Works Department
City of Palmetto
600 17th Street West
Palmetto, Florida 34221

Re: Riviera Dunes DRI#236, City of Palmetto, Florida

Dear Mr. Tusing,

We are in receipt of your letter dated March 31, 2011, which requests information regarding the status of improvements required of the Riviera Dunes DRI at the U.S.41 at Haben Boulevard intersection. These improvements consist on the construction of an additional northbound thru lane and a southbound left-turn lane at the U.S.41 at Haben Boulevard intersection.

The latest Annual Monitoring Report (AMR) conducted in 2010 showed that the number of external trips generated by the Riviera Dunes DRI in 2010 was 360 gross external PM peak hour trips. This volume is less than the total number of external trips approved for this project (indicated *incorrectly* in our letter included in the AMR as 529 gross external PM peak hour trips). We understand the improvement threshold is set at 44 percent of a 1,206 trip DRI, or 529 trips. Therefore, improvements at the U.S.41 at Haben Boulevard intersection are not yet required.

The existing and occupied development in 2010 consisted of the following land uses:

- Single Family: 224 dwelling units
- Multi-Family: 278 dwelling units
- Specialty Retail: 9,000 square feet
- Convenience Retail: 3,500 square feet
- Harbor Marina: 144 public slips

Based on information from the developer, approximately 86% of the existing development was occupied in 2010. If the trip generation observed in 2010 continues, traffic from the remaining 14% of existing but vacant/unoccupied development is anticipated to generate an additional 59 PM peak hour trips, that would bring the site total to $(360 + 59 =)$ 419 trips, still less than the 529 trip threshold. The unoccupied land uses are:

- Multi-Family: 80 dwelling units
- Harbor Marina: 56 public slips
- Harbor Marina: 200 private slips

To further assess the need for the improvement, we have conducted an intersection capacity analysis at the U.S.41 at Haben Boulevard intersection and it shows that this intersection is currently operating at an acceptable LOS C, at approximately 95 percent saturation. While the intersection is nearing capacity, the above improvements are not needed yet. The intersection capacity analysis is provided in the attachment to this letter.

You are probably well aware that Haben Boulevard is currently closed and under construction (from 12th Avenue East to approximately 0.25 miles to the west); therefore, we were not able to collect turning movement counts (TMCs) at the U.S.41 at Haben Boulevard intersection. The Florida Department of Transportation (FDOT), Manatee County, and the

Tindale-Oliver & Associates, Inc.

Planning and Engineering

Mr. Allen R. Tusing

November 21, 2011

Page 2 of 10

City of Palmetto were contacted to see if TMCs at this intersection were available, and the City was able to provide 2008 TMCs at the U.S.41 at Haben Boulevard intersection. These turning volumes were compared to 2010 FDOT machine traffic counts and data observed for our 2010 Riviera Dunes AMR to estimate current turning volumes.

Table 1 below shows a summary of the intersection capacity analysis conducted for existing conditions at the U.S.41 at Haben Boulevard intersection (includes occupied and unoccupied development).

Table 1. Intersection Capacity Analysis

U.S.41 @ Haben Blvd	WBL	WBR	NBT	NBR	SBL	SBT
Lanes	↵↵	↱	↕↕	↱	↵	↕↕
Volume	471	77	2054	629	80	1649
Delay (sec)	76.0	51.2	29.2	12.2	45.3	10.0
Volume to Capacity (V/C)	0.89	0.05	0.93	0.41	0.60	0.66
LOS	E	D	C	B	D	B
Approach Delay (sec)	72.6		25.2		11.6	
Approach LOS	E		C		B	
Intersection Delay (sec)	25.7					
Intersection V/C	0.93					
Intersection LOS	C					

Note: Includes existing occupied and unoccupied development

If you should have any question, or require clarification, please feel free to contact me.

Sincerely,

Tindale-Oliver and Associates, Inc.



William E. Oliver, P.E., PTOE

Senior Vice President

J:\Client\660 - 669-649001-0011 Riviera Dunes Does\Letter to the City 12-2-11.docx

ATTACHMENTS

Intersection Capacity Analysis: U.S.41 at Haben Boulevard

HCM Signalized Intersection Capacity Analysis
9: US 41/301 & Haben Blvd

12/2/2011

	↙	↘	↑	↗	↘	↓
	W	WB	NB	NBR	SB	S
Lane Configurations	↙↘	↗	↑↑	↗	↘	↑↑
Volume (vph)	471	77	2054	629	80	1649
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.0	5.0	7.0	7.0	7.0	7.0
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Frt	1.00	0.85	1.00	0.85	1.00	1.00
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	3433	1599	3539	1599	1805	3471
Flt Permitted	0.95	1.00	1.00	1.00	0.04	1.00
Satd. Flow (perm)	3433	1599	3539	1599	75	3471
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	496	81	2162	662	84	1736
RTOR Reduction (vph)	0	68	0	226	0	0
Lane Group Flow (vph)	496	13	2162	436	84	1736
Heavy Vehicles (%)	2%	1%	2%	1%	0%	4%
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Actuated Green, G (s)	23.4	23.4	95.0	95.0	109.0	109.0
Effective Green, g (s)	23.4	23.4	95.0	95.0	109.0	109.0
Actuated g/C Ratio	0.16	0.16	0.66	0.66	0.75	0.75
Clearance Time (s)	5.0	5.0	7.0	7.0	7.0	7.0
Vehicle Extension (s)	3.5	3.5	5.0	5.0	3.0	5.0
Lane Grp Cap (vph)	556	259	2328	1052	140	2620
v/s Ratio Prot	c0.14		c0.61		0.03	c0.50
v/s Ratio Perm		0.01		0.27	0.43	
v/c Ratio	0.89	0.05	0.93	0.41	0.60	0.66
Uniform Delay, d1	59.3	51.1	21.7	11.8	38.2	8.7
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	16.8	0.1	7.5	0.6	7.1	1.3
Delay (s)	76.0	51.2	29.2	12.2	45.3	10.0
Level of Service	E	D	C	B	D	B
Approach Delay (s)	72.6		25.2			11.6
Approach LOS	E		C			B
HCM Average Control Delay						
		25.7		HCM Level of Service		C
HCM Volume to Capacity ratio		0.93				
Actuated Cycle Length (s)		144.4		Sum of lost time (s)		19.0
Intersection Capacity Utilization		89.9%		ICU Level of Service		E
Analysis Period (min)		15				
c Critical Lane Group						

Volume Development: U.S.41 at Haben Boulevard

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
2008 PM Peak Hour Peak Season Volumes													
Annual Growth Rates													
2010 PM Peak Hour Peak Season Total (Background + Riviera Dunes) Volumes	0	2,001	609	72	1,607	0	0	0	0	459	0	71	4,819
Project Traffic from Existing and Occupied Development:		1.30%			1.30%			0.00%			1.00%		
Inbound Assignment %'s	Inbound:	0	2,053	625	196	165	Outbound:	0	0	0	0	72	4,941
P.M. Peak Hour Inbound Volumes	0.0%	0.0%	11.2%	18.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.1%
Outbound Assignment %'s	0	0	22	37	0	0	0	0	0	0	0	0	59
P.M. Peak Hour Outbound Volumes	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.2%	0.0%	20.6%	35.8%
Total P.M. Peak Hour Project Traffic	0	5	22	37	0	0	0	0	0	20	0	34	59
2010 PM Peak Hour Peak Season Volumes - Background Only	0	2,048	603	37	1,649	0	0	0	0	448	0	38	4,823
2014 PM Peak Hour Peak Season Background Volumes	0	2,154	634	39	1,735	0	0	0	0	466	0	40	5,068
Traffic from 2010 built, but vacant	Inbound:	0	0	4	6	25	Outbound:	0	0	0	0	0	10
	0	1	0	0	0	0	0	0	0	3	0	5	9
Traffic from yet-to-be-built	Inbound:	0	0	7	11	50	Outbound:	0	0	0	0	0	18
	0	2	0	0	0	0	0	0	0	6	0	10	18
2014 Total Traffic (Background + Project Traffic)	0	2,161	666	94	1,735	0	0	0	0	495	0	89	5,241

Volumes from April 25, 2005 TOA Letter w/ analysis removing west leg of US 41 @ Haben, provided for comparative purposes as requested by City of Palmetto traffic consultant.

Background:	-	2,575	501	57	2,067	-	-	-	-	335	-	3	5,538
Riviera Dunes:	-	(11)	74	251	-	-	-	-	-	132	-	185	631
Total 2005 Volume Estimates:	-	2,564	575	308	2,067	-	-	-	-	467	-	188	6,169

Turning Movement Counts: U.S.41 at Haben Boulevard

79: Haben Blvd & US 41

12/7/2009



Lane Configurations

Volume (vph)	459	171	2001	609	172	1607
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.0	6.0	6.0	6.0	6.0	6.0
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Frt	1.00	0.85	1.00	0.85	1.00	1.00
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	3433	1599	3539	1599	1805	3471
Flt Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	3433	1599	3539	1599	1805	3471
Peak-hour factor, PHF	0.87	0.87	0.96	0.96	0.91	0.91
Adj. Flow (vph)	528	82	2084	634	79	1766
RTOR Reduction (vph)	0	31	0	241	0	0
Lane Group Flow (vph)	528	51	2084	393	79	1766
Heavy Vehicles (%)	2%	1%	2%	1%	0%	4%
Turn Type	custom		Perm		Prot	
Protected Phases	3		2		1	2
Permitted Phases		2		2		1
Actuated Green, G (s)	27.8	90.4	90.4	90.4	10.8	101.2
Effective Green, g (s)	27.8	90.4	90.4	90.4	10.8	101.2
Actuated g/C Ratio	0.19	0.62	0.62	0.62	0.07	0.69
Clearance Time (s)	5.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	654	990	2191	990	134	2549
v/s Ratio Prot	c0.15		c0.59		0.04	c0.43
v/s Ratio Perm		0.03		0.25		0.08
v/c Ratio	0.81	0.05	0.95	0.40	0.59	0.69
Uniform Delay, d1	56.5	10.9	25.8	14.0	65.5	13.2
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	7.2	0.1	10.7	1.2	6.5	0.8
Delay (s)	63.8	11.0	36.5	15.2	71.9	14.1
Level of Service	E	B	D	B	E	B
Approach Delay (s)	56.7		31.5			16.5
Approach LOS	E		C			B

Summary of Results

HCM Average Control Delay	29.2	HCM Level of Service	C
HCM Volume to Capacity ratio	0.92		
Actuated Cycle Length (s)	146.0	Sum of lost time (s)	17.0
Intersection Capacity Utilization	82.1%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Source: 2008 turning movement counts (City of Palmetto)

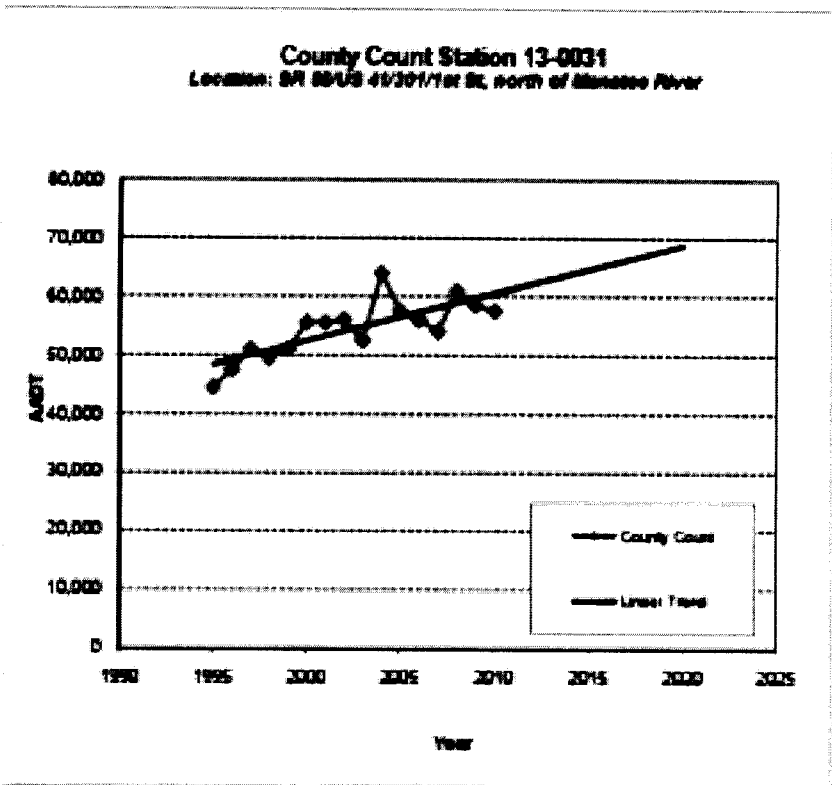
Annual Growth Rate

Location: SR 55/US 41/301/1st St, north of Manatee River

CS: 13-0031

Year	AADT	
	County	Linear Trend
1995	44,500	48,342
1996	47,500	49,159
1997	51,000	49,976
1998	48,500	50,793
1999	51,000	51,610
2000	55,500	52,426
2001	55,500	53,243
2002	56,000	54,060
2003	52,500	54,877
2004	64,000	55,694
2005	57,500	56,511
2006	56,000	57,328
2007	54,000	58,145
2008	61,000	58,962
2009	56,500	59,779
2010	57,500	60,596
2020		68,765

Annual Growth Rate: 1.3%

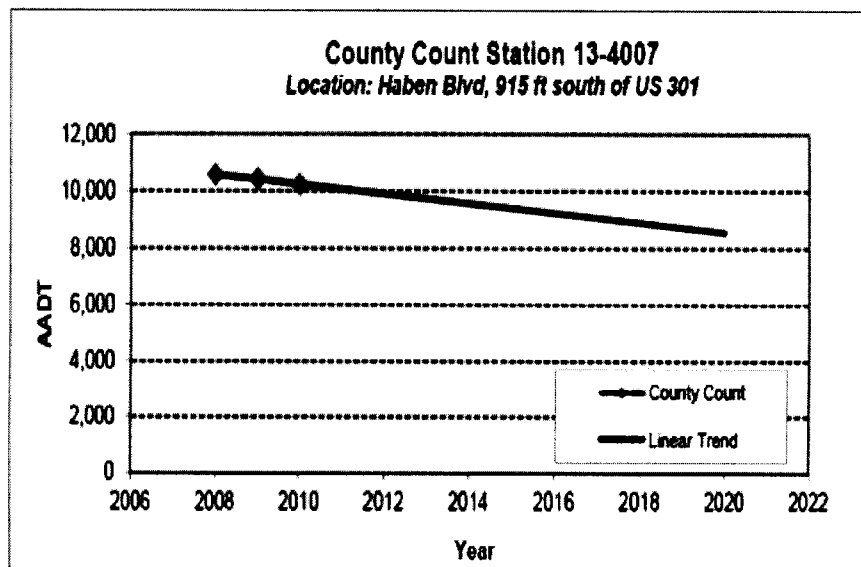


Location: Haben Blvd, 915 ft south of US 301

CS: 13-4007

Year	AADT	
	County	Linear Trend
2008	10,575	10,584
2009	10,432	10,415
2010	10,238	10,247
2020		8,562

Annual Growth Rate: -1.6%



Note: A minimum 1% annual growth rate was used on Haben Blvd

2010 Existing Development Quantities

Project Traffic from Existing and Occupied Development (2010):

Land Use	Size	Units	In	Out	Total
Single-Family	224	d.u.	196	164	360
Multi-Family	278	d.u.			
Specialty Retail	9,000	sfgla			
Hotel	-	rooms			
Convenience Retail	3,500	sfgla			
Golf Center	-	sf			
Harbor/Marina	144	public slips			
Harbor/Marina	-	private slips			

Project trips obtained from the 2010 AMR

Project Traffic from 2010 Built but Vacant:

Land Use	Size	Units	In	Out	Total
Single-Family	-	d.u.	34	25	59
Multi-Family	80	d.u.			
Specialty Retail	-	sfgla			
Hotel	-	rooms			
Convenience Retail	-	sfgla			
Golf Center	-	sf			
Harbor/Marina	56	public slips			
Harbor/Marina	200	private slips			

Signal Timing Plans: U.S.41 at Haben Blvd

Phase Times [1.1.1]

	1	2	3	4	5	6	7	8
Min Grn		20		10	7	20		
Gap, Ext		5		3.5	3	5		
Max 1		30		40	15	30		
Max 2								
Yel Ctr		5		4	5	5		
Red Ctr		2		1	2	2		
Walk								
Ped Ctr								

Coordination, Pattern Table [2.4]

Phase	Cycle	Offset	Split	Seqno
1			1	1
2			2	1
3			3	1
4			4	1
5			5	1
6			6	1
7			7	1
8			8	1
9			9	1
10			10	1
11			11	1
12			12	1
13			13	1
14			14	1
15			15	1
16			16	1

Haben Boulevard – Section under Construction



Section under construction is shown in red on the figure above.