

Kimley-Horn
and Associates, Inc.

December 17, 2009

Mr. Michel Tenney, AICP
Transportation Systems Modeler
Manatee County Public Works Department
1022 26th Avenue East
Bradenton, Florida 34208

■
Suite 300
10117 Princess Palm Avenue
Tampa, Florida
33610-8304

**Re: Heritage Harbour Development of Regional Impact
Traffic Impact Statement
The Landing at Heritage Harbour – Parcels 19 and 20
Manatee County, Florida**

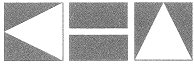
Dear Mr. Tenney:

On August 4, 2009, Kimley-Horn and Associates, Inc. (KHA) met with Manatee County Public Works staff to discuss Manatee County's transportation study requirements for the forthcoming Notice of Proposed Change (NOPC), General Development Plan (GDP) amendment, and concurrency analysis related to the Heritage Harbour Development of Regional Impact (DRI), including a land use equivalency matrix. The Heritage Harbour DRI is a mixed-use development located in the northeast quadrant of the Interstate 75 (I-75) & State Road 64 (SR 64) interchange. The NOPC and GDP amendments are being initiated by The Landing at Heritage Harbour development, which is located on Parcels 19 and 20 within the existing Heritage Harbour DRI.

As discussed and agreed upon during this meeting, the transportation study requirements would consist of submitting a Traffic Impact Statement (TIS) describing the proposed land use change to the development, including a trip generation comparison of the originally approved Heritage Harbour DRI land use plan and the updated land use plan associated with the proposed NOPC and GDP amendments. A description of the land use change and the results of the trip generation comparison are provided below. It should be noted, based upon discussions with the Tampa Bay Regional Planning Council (TBRPC) in late July, that the proposed land use plan change, which includes an increase in commercial/retail square footage, does not constitute a substantial change and, thus, will not require a traffic study to be submitted to the TBRPC.

Description of Land Use Change

Based upon the most recent Development Order, the Heritage Harbour DRI, which includes The Landing at Heritage Harbour, is approved for 5,000 residential dwelling units, 600 Assisted Center Living Facility units, 462 marina slips, 45 holes of golf, 797,000 square feet of commercial/retail space, 170,000 square feet of office space, and 300 hotel rooms. Currently, there are approximately 2,050 dwelling units occupied and approximately 12,000 square feet of office space occupied within the Heritage Harbour DRI. At this time, no commercial/retail space has been constructed.



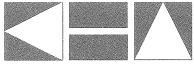
The GDP identifies Parcels 19 and 20 (The Landing at Heritage Harbour) as having a combined 590,000 square feet of commercial/retail space and 300 hotel rooms available. As part of the NOPC and GDP amendment, The Landing at Heritage Harbour is requesting an additional 54,900 square feet of commercial/retail space, for a total of 644,900 square feet of commercial/retail space and 300 hotel rooms. As previously stated, there is no commercial/retail space currently constructed within the Heritage Harbour DRI. With the construction of The Landing at Heritage Harbour development, existing and future residents will have the option of remaining on-site within the Heritage Harbour DRI to patronize a commercial/retail development. This will provide for shopping-related trips currently generated by the residents to be “captured” by commercial/retail development on-site and, thus, potentially decrease the amount of traffic traveling onto SR 64 and other roadways adjacent to the site.

Trip Generation Comparison

The Heritage Harbour DRI is currently approved for 5,069 net, new p.m. peak-hour trips. The proposed land use plan, as part of the NOPC and GDP amendment, is expected to increase the number of trips generated by the DRI to 5,145 net, new p.m. peak-hour trips, an increase of 76 net, new p.m. peak-hour trips, which is approximately a one and one half percent (1.5%) increase. The trip generation estimate for the currently approved land use plan was based upon the Institute of Transportation Engineer’s (ITE), *Trip Generation* (6th Edition), and the trip generation estimate for the proposed land use plan was based upon ITE’s, *Trip Generation* (8th Edition). The trip generation estimates, including the internal capture and pass-by capture estimates, are shown in Table 1 below with back-up documentation provided in the appendix to this letter. The daily trip generation potential is also provided in the appendix for information purposes only.

TABLE 1 Heritage Harbour DRI P.M. Peak-Hour Project Trip Generation Comparison								
Scenario	Gross Trips			Internal Capture	Pass-By	Net, New Trips		
	Enter	Exit	Total			Enter	Exit	Total
Existing ⁽¹⁾	3,889	3,252	7,141	1,428	644	2,853	2,216	5,069
Proposed ⁽²⁾	3,932	3,335	7,267	1,456	666	2,871	2,274	5,145
Difference	43	83	126	28	22	18	58	76

Source: (1) ITE’s, *Trip Generation* (6th Edition)
(2) ITE’s, *Trip Generation* (8th Edition)



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Land Use Equivalency Matrix

The Landing at Heritage Harbour is proposing to allow a conversion of hotel, commercial/retail and office uses specifically for and limited to Parcels 19 and 20. Based upon the trip generation estimates provided above, and documented as an attachment, the land use equivalency rates for each of the land uses is provided in Table 2 below. Documentation of the land use equivalency rates is provided as an attachment.

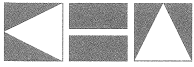
Change To→		Commercial / Retail (1,000 SF)	Office (1,000 SF)	Minimum	Maximum
Change From↓	Hotel (1Room)				
Hotel (1 Room)	---	171.5 SF	396 SF	80 rooms	300 rooms
Commercial/Retail (1,000 SF)	5.8 Rooms	---	2,308.3 SF	540,000 SF	683,000 SF
Office (1,000 SF)	2.5 Rooms	433.2 SF	---	0 SF	100,000 SF

Note: 1 Hotel Room equates to 171.5 SF of Commercial/Retail or 396 SF of Office
1,000 SF of Commercial/Retail equates to 5.8 Hotel Rooms or 2,308.3 SF of Office
1,000 SF of Office equates to 2.5 Hotel Rooms or 433.2 SF of Commercial/Retail

As shown in the above table, the number of hotel rooms in Parcels 19 and 20 shall not exceed a maximum of 300 hotel rooms or be less than a minimum of 80 hotel rooms. The commercial/retail square footage in Parcels 19 and 20 shall not exceed 683,000 square feet or be less than 540,000 square feet. The office square footage in Parcels 19 and 20 shall not exceed 100,000 square feet.

Summary

Based upon the above information, the proposed increase in commercial/retail square footage for the Heritage Harbour DRI, specifically at The Landing at Heritage Harbour (Parcels 19 and 20), is expected to have a minimal impact on the operating conditions of the surrounding public roadway system. In addition, the currently required mitigation associated with the approved Heritage Harbour DRI is expected to be sufficient to accommodate the additional trips generated by The Landing at Heritage Harbour development, without any additional off-site improvements required.



Kimley-Horn
and Associates, Inc.

I trust that the above information is consistent with our discussions and agreements during the meeting of August 4, 2009. If you have any questions or comments regarding the above matter, please contact me at (813) 620-1460.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Adam T. Gibson".

Adam T. Gibson, P.E.
Project Manager

ATG/atg

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Attachments: Trip Generation Worksheets
Internal Capture Worksheets
Land Use Equivalency Matrix

Copy to: Mr. Michael Campbell, LNR Property Corporation
Mr. Kevin Hennessy, Esq., Lewis, Longman, & Walker, P.A.
Ms. Jennifer Cowan, Esq., Lewis, Longman, & Walker, P.A.
Mr. Dean Paquet, P.E., Kimley-Horn and Associates, Inc.
Mr. Kelley Klepper, AICP, Kimley-Horn and Associates, Inc.

**HERITAGE HARBOUR DRI
APPROVED P.M. PEAK-HOUR TRIP GENERATION**

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE			EXTERNAL TRIPS			DIVERTED AND PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total	
					In	Out														
S.F. Dwelling Units-Detached	6	210	2270	du	64%	36%	1,145	644	1,789	20.0%	358	966	465	1,431	0.0%	0	966	465	1,431	
M.F. Dwelling Units-Apts.	6	220	1590	du	67%	33%	589	290	879	20.0%	176	501	202	703	0.0%	0	501	202	703	
S.F. Dwelling Units-Attached	6	230	1140	du	67%	33%	308	151	459	20.0%	92	282	105	367	0.0%	0	282	105	367	
Hotel	6	310	300	room	53%	47%	91	81	172	20.0%	34	74	64	138	0.0%	0	74	64	138	
Park	6	412	41	acre	41%	59%	1	1	2	20.0%	0	1	1	2	0.0%	0	1	1	2	
Community Docking Facility	6	420	462	brth	60%	40%	53	35	88	20.0%	18	44	26	70	0.0%	0	44	26	70	
Golf Course	6	430	45	hole	44%	56%	54	69	123	20.0%	24	42	57	99	0.0%	0	42	57	99	
Library	6	590	20	ksf	48%	52%	64	69	133	20.0%	26	51	56	107	0.0%	0	51	56	107	
ACLF/Nursing Home	6	620	600	bed	39%	61%	47	73	120	20.0%	24	35	61	96	0.0%	0	35	61	96	
Business Office	6	710	170	ksf	17%	83%	46	224	270	20.0%	54	19	197	216	0.0%	0	19	197	216	
General Commercial Retail	6	820	300	ksf	48%	52%	623	674	1,297	20.0%	260	493	544	1,037	28.3%	292	347	398	745	
General Commercial Retail	6	820	497	ksf	48%	52%	868	941	1,809	20.0%	362	687	760	1,447	24.4%	352	511	584	1,095	
Total:							3,889	3,252	7,141	20.0%	1,428	3,175	2,538	5,713	11.3%	644	2,853	2,216	5,069	

PROPOSED P.M. PEAK-HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE			EXTERNAL TRIPS			DIVERTED AND PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total	
					In	Out														
S.F. Dwelling Units-Detached	8	210	2270	du	63%	37%	1,099	646	1,745	20.0%	350	924	471	1,395	0.0%	0	924	471	1,395	
M.F. Dwelling Units-Apts.	8	220	1590	du	65%	35%	580	312	892	20.0%	178	491	223	714	0.0%	0	491	223	714	
S.F. Dwelling Units-Attached	8	230	1140	du	67%	33%	296	146	442	20.0%	88	252	102	354	0.0%	0	252	102	354	
Hotel	8	310	300	room	53%	47%	94	83	177	20.0%	36	76	65	141	0.0%	0	76	65	141	
Park	8	412	41	acre	41%	59%	1	1	2	20.0%	0	1	1	2	0.0%	0	1	1	2	
Community Docking Facility	8	420	462	brth	60%	40%	53	35	88	20.0%	18	44	26	70	0.0%	0	44	26	70	
Golf Course	8	430	45	hole	45%	55%	56	69	125	20.0%	26	43	56	99	0.0%	0	43	56	99	
Library	8	590	20	ksf	48%	52%	68	73	141	20.0%	28	54	59	113	0.0%	0	54	59	113	
ACLF/Nursing Home	8	620	600	bed	33%	67%	44	88	132	20.0%	26	31	75	106	0.0%	0	31	75	106	
Business Office	8	710	170	ksf	17%	83%	46	223	269	20.0%	54	19	196	215	0.0%	0	19	196	215	
General Commercial Retail	8	820	207	ksf	49%	51%	508	528	1,036	20.0%	208	404	424	828	31.6%	262	273	293	566	
General Commercial Retail	8	820	644.9	ksf	49%	51%	1,087	1,131	2,218	20.0%	444	865	909	1,774	22.7%	404	663	707	1,370	
Total:							3,932	3,335	7,267	20.0%	1,456	3,204	2,607	5,811	11.5%	666	2,871	2,274	5,145	

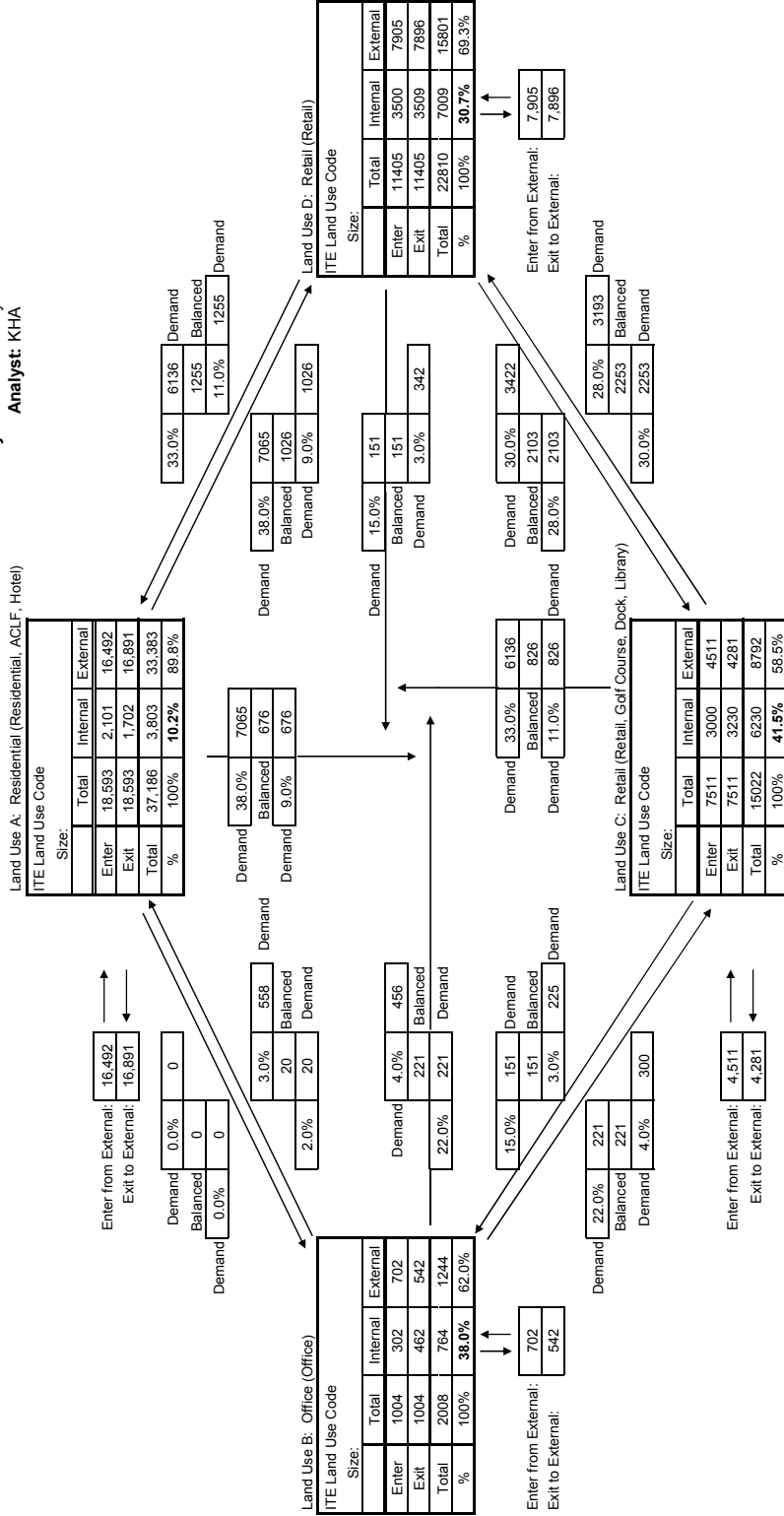
THE LANDING AT HERITAGE HARBOUR

PROPOSED DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL TRIPS			DIVERTED AND PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
					In	Out													
S.F. Dwelling Units-Detached	8	210	2270	du	50%		9,193	9,193	18,386	23.1%	4,250	7,068	7,068	14,136	0.0%	0	7,068	7,068	14,136
M.F. Dwelling Units-Apts.	8	220	1590	du	50%		4,879	4,879	9,758	23.1%	2,256	3,751	3,751	7,502	0.0%	0	3,751	3,751	7,502
S.F. Dwelling Units-Attached	8	230	1140	du	50%		2,672	2,672	5,344	23.1%	1,236	2,054	2,054	4,108	0.0%	0	2,054	2,054	4,108
Hotel	8	310	300	room	50%		1,156	1,156	2,312	23.1%	534	889	889	1,778	0.0%	0	889	889	1,778
Park	8	412	41	acre	50%		47	47	94	23.1%	22	36	36	72	0.0%	0	36	36	72
Community Docking Facility	8	420	462	brth	50%		642	642	1,284	23.1%	296	494	494	988	0.0%	0	494	494	988
Golf Course	8	430	45	hole	50%		804	804	1,608	23.1%	372	618	618	1,236	0.0%	0	618	618	1,236
Library	8	590	20	ksf	50%		616	616	1,232	23.1%	284	474	474	948	0.0%	0	474	474	948
ACL/Nursing Home	8	620	600	bed	50%		693	693	1,386	23.1%	320	533	533	1,066	0.0%	0	533	533	1,066
Business Office	8	710	170	ksf	50%		1,004	1,004	2,008	23.1%	464	772	772	1,544	0.0%	0	772	772	1,544
General Commercial Retail	8	820	207	ksf	50%		5,449	5,449	10,898	23.1%	2,520	4,189	4,189	8,378	31.6%	2,648	2,865	2,865	5,730
General Commercial Retail	8	820	644.9	ksf	50%		11,405	11,405	22,810	23.1%	5,274	8,768	8,768	17,536	22.7%	3,988	6,774	6,774	13,548
Total:							38,560	38,560	77,120	23.1%	17,828	29,646	29,646	59,292	11.2%	6,636	26,328	26,328	52,656

ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET
 (Source: Chapter 7, ITE Trip Generation Handbook, June 2004)

Project Number: 042300003
 Project Name: Heritage Harbour
 Scenario: 2012 Daily
 Analysis Period: Daily
 Analyst: KHA



Category	Land Use				Total
	A	B	C	D	
Enter	16,492	702	4,511	7,905	29,610
Exit	16,891	542	4,281	7,896	29,610
Total	33,383	1,244	8,792	15,801	59,220
Single Use					
Trip Gen Estimate	37,186	2,008	15,022	22,810	77,026

Overall Internal Capture = 23.12%

TABLE

**THE LANDING AT HERITAGE HARBOUR
(Parcels 19 and 20)**

Land Use Equivalency Matrix

A. LAND USE EQUIVALENCY RATES

CHANGE FROM ↓	CHANGE TO →	Hotel (Room)	644.9 ksf Commercial (1,000 SF)	Office (1,000 SF)		Minimum	Maximum	
Hotel (Room)		--	0.1715	0.3960	--	80 rooms	300 rooms	--
644.9 ksf Commercial (1,000 SF)		5.8293	--	2.3083	--	540,000 sf	683,000 sf	--
Office (1,000 SF)		2.5254	0.4332	--	--	0 sf	100,000 sf	--

B. TRADE-OFF EXAMPLES

EXAMPLE 1: TRADE FROM COMMERCIAL TO HOTEL

Trade 10,000 SF of Commercial for ? Rooms of Hotel
 =(10,000 SF) Commercial x 5.8293
 = 58,293 / (1,000) SF Commercial
 = 58 Rooms of Hotel

EXAMPLE 2: TRADE FROM HOTEL TO COMMERCIAL

Trade 180 Rooms of Hotel for ? (1,000) SF of Commercial
 =(180 Rooms) Hotel x 0.1715
 = 30.87 x (1,000) SF Commercial
 = 30,870 SF Commercial

C. SOURCE INFORMATION AND DOCUMENTATION FOR TRADE-OFF RATES

Land Use	Total Parcels 19 and 20 DU, 1,000 SF or Occ Rooms [2]	Trips [1][2]	Trips / Measure
Hotel (ITE 310)	300 (Room)	177	0.5900 Room
Commercial (ITE 820)	644.9 (1,000 SF)	2,218	3.4393 1,000 SF
Office (ITE 710)	-- (1,000 SF)	--	1.4900 1,000 SF
			--
			--
			--
			--

D. FOOTNOTES

[1]: "Trips" equal total gross trips.
 [2]: Source: The Landing at Heritage Harbour Traffic Impact Statement and ITE's *Trip Generation* (8th Edition)
NOTE: Any land use exchange will not exceed the substantial deviation thresholds set forth in F.S 380.06(19)(b).

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