

SOCIOCULTURAL EFFECTS EVALUATION TECHNICAL MEMORANDUM

Manatee County Public Works and
Florida Department of Transportation
District One

Fort Hamer Road PD&E Study
Upper Manatee River Road to US 301
Manatee County, Florida

CIP Number: 6054767 & 6054768

ETDM Number: 14536

Date: October 22, 2024

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EXECUTIVE SUMMARY

Manatee County is conducting a Project Development & Environment (PD&E) Study to evaluate a 3.8-mile segment of Fort Hamer Road from Upper Manatee River Road to US 301 in Manatee County, Florida. The purpose of this project is to add capacity and improve traffic operations, accommodate area-wide growth and meet future transportation demand, enhance safety conditions, and accommodate bicycle and pedestrian activity. The study will include options for widening the existing 2-lane roadway up to a 4-lane roadway with a raised median and enhanced multimodal accommodations for all users. The existing right-of-way varies and is as narrow as 77 feet in some locations. Additional right-of-way is needed to accommodate the proposed improvements.

This Sociocultural Effects (SCE) Evaluation Technical Memorandum documents the evaluation and the potential effects of the Fort Hamer Road project on the surrounding community and community resources. The assessment was conducted in accordance with the Florida Department of Transportation (FDOT) Project Development and Environment (PD&E) Manual. Characteristics and resources of the surrounding community were mapped within the SCE Evaluation study area, defined as a 1320-foot buffer around the existing Fort Hamer Road right of way. The community features mapped include schools, churches, parks, law enforcement facilities, fire stations, healthcare facilities, government buildings, and community centers, but these are not anticipated to be impacted substantially from the proposed improvements. The project does not impact areas with above average minority, low-income, limited English proficiency, or elderly populations.

The proposed Fort Hamer Road improvements will not cause disproportionately high and adverse effects on any minority or low-income populations in accordance with the provisions of Executive Order 12898 and Federal Highway Administration (FHWA) Order 6640.23a. Per the Justice40 Initiative Climate and Economic Justice Screening Tool, the tracts located within the project study area are not considered disadvantaged as they do not meet any burden thresholds or at least one associated socioeconomic threshold. No further Environmental Justice analysis is required.

During the proposed project construction, temporary disruptions to existing travel patterns and temporary noise and vibrations are expected to occur. These impacts are temporary and are the same for all populations potentially utilizing the corridor.

Economic impacts to adjacent businesses should be minimal, and no change to land use is anticipated. No residential nor non-residential relocations are anticipated with the Preferred Alternative. Mobility will be enhanced by the project and the proposed roundabouts of the Preferred Alternative add operational and safety benefits as well as improve the aesthetic appeal of the project corridor.

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ATTACHMENTS

- Attachment A: Sociocultural Data Report
- Attachment B: Future Land Use Map
- Attachment C: Public Involvement Summary

1.0 INTRODUCTION

1.1 PROJECT SUMMARY

The project involves the potential widening of the existing two-lane, undivided Fort Hamer Road up to four lanes from Upper Manatee River Road to US 301, approximately four miles, within unincorporated Manatee County (**Figure 1**). The bridge (Bridge #134123) included within the project limits, carrying Fort Hamer Road across the Manatee River, is also proposed to be widened up to four lanes. Fort Hamer Road provides a crucial north-south connection across the Manatee River as one of four crossings of the river. It also runs adjacent and parallel to I-75, serving as a potential north-south alternate route to I-75 during periods of congestion and major traffic-related incidents.

Fort Hamer Road is classified as "Minor Arterial" and consists of two undivided 12-foot lanes along most of the corridor.¹ An open drainage system with grass swales provides stormwater conveyance along both sides of the existing roadway. The existing posted speed limit is 45 miles per hour (mph), and the context classification is C3R-Suburban Residential. The existing fixed span bridge along Fort Hamer Road consists of two undivided 12-foot lanes. It was constructed in 2017 and is in good condition. The existing clearances of the main bridge span include a minimum 26-foot vertical clearance above mean high water and a minimum 75-foot horizontal clearance measured perpendicular to the navigable channel of the Manatee River. The proposed project is not anticipated to alter the existing navigable channel required clearances.

A continuous five-foot sidewalk is present on the east side of Fort Hamer Road from the southern project limit across the bridge. North of the bridge, a continuous five-foot sidewalk is present on the west side of the road to the northern project limit. Intermittent sidewalks also occur on the east side of the road north of the bridge. Designated five-foot bicycle lanes are present along the road and bridge for the length of the project. The Sarasota-Manatee Metropolitan Planning Organization's (MPO) Active Transportation Plan includes Fort Hamer Road in the Alignment Vision Network. As such, bicycle, and pedestrian facilities (including, sidewalks/marked bicycle lanes/shared-use paths) are proposed to be accommodated as part of the project.

The existing roadway right of way (ROW) varies from 77 feet to more than 120 feet. Additional ROW is anticipated to accommodate the proposed improvements.

¹ FDOT, 2013. Federal Functional Classification / Urban Boundaries map. Accessed on July 19, 2023 from <https://www.fdot.gov/statistics/hwysys/cubfc.shtm>

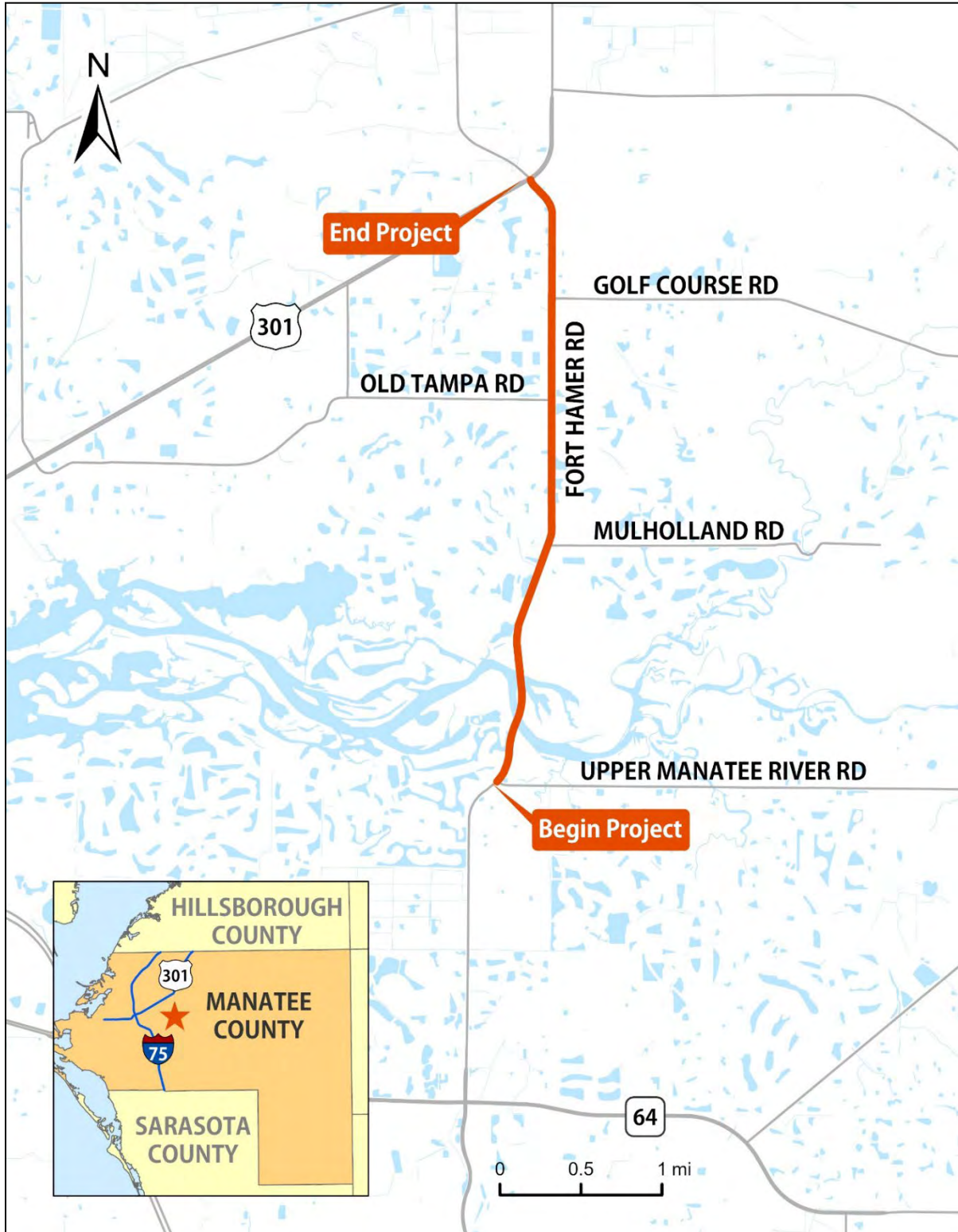


Figure 1: Project Location Map

1.2 PROJECT PURPOSE AND NEED

The purpose of this project is to address capacity and transportation demand of Fort Hamer Road (including Bridge #134123) from Upper Manatee River Road to US 301 within Manatee County. Other goals of the project are to enhance safety conditions and accommodate multimodal activity within the area. The need for the project is based on the following:

- Capacity: Improve Operational Capacity
- Transportation Demand: Accommodate Area-Wide Growth
- Safety: Enhance Safety Conditions
- Modal Interrelationships: Accommodate Bicycle and Pedestrian Activity

1.3 CONCEPTUAL ALTERNATIVES

Initial alternatives were analyzed for impacts, as well as ability to address the project purpose and need. A 120-foot proposed corridor width was evaluated for initial impacts associated with widening the existing roadway to the left only, to the right only, or in the center. An optimized alignment that meandered along the project length was identified as having the least impacts.

Viable alternatives along the optimized alignment were developed in more detail and presented at the Alternatives Public Information Meeting held on January 25, 2024 (in-person) and February 1, 2024 (virtual) for the project. Two Build Alternatives were developed:

- Alternative 1 – with signalized intersections
- Alternative 2 – with roundabout intersections

The No-Build Alternative assumes no improvements to the roadway and bridge except for routine maintenance. The No-Build Alternative remains a viable alternative throughout the PD&E Study.

Based on the engineering and environmental comparative analysis documented during this PD&E Study, the Preferred Alternative for the project facility is Alternative 2 with roundabout intersections. The Preferred Alternative roadway typical section (**Figure 2**) includes a raised median, two lanes in each direction, bicycle lanes, a shared use path on one side, and a sidewalk on the other. The Preferred Alternative bridge typical section (**Figure 3**) includes a new structure for two southbound lanes with a shared use path, and a reconfigured existing structure for two northbound lanes with a wider sidewalk.

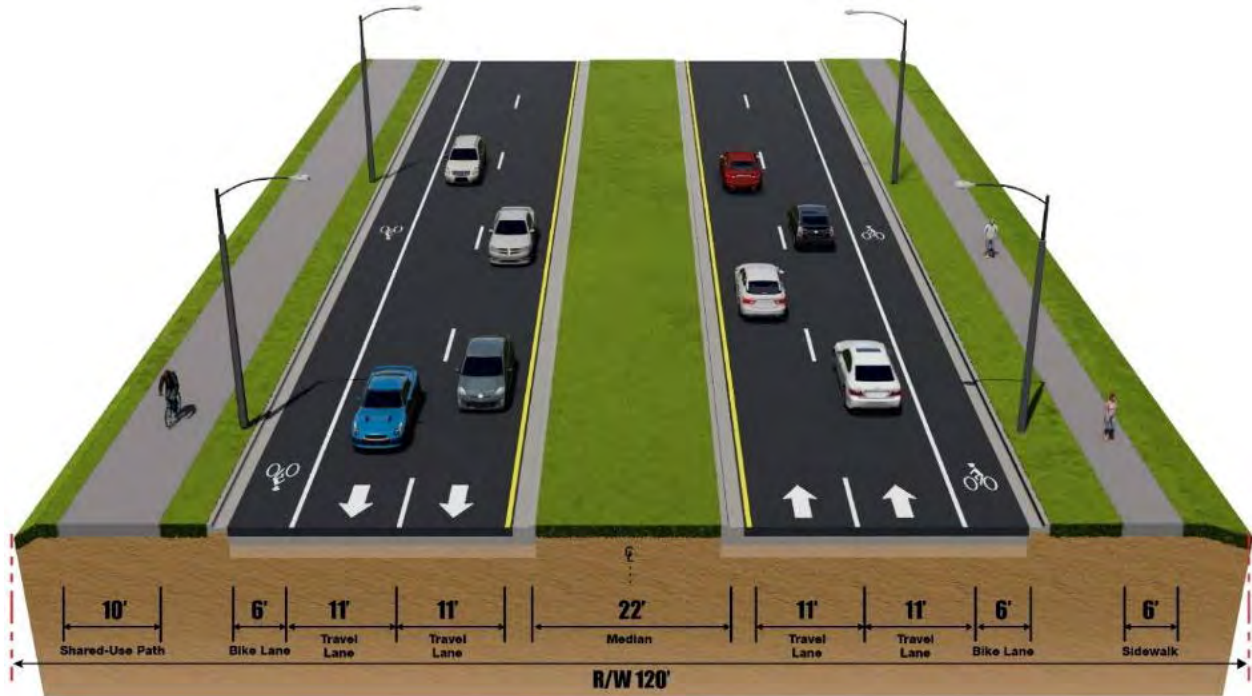


Figure 2: Preferred Alternative Roadway Typical Section

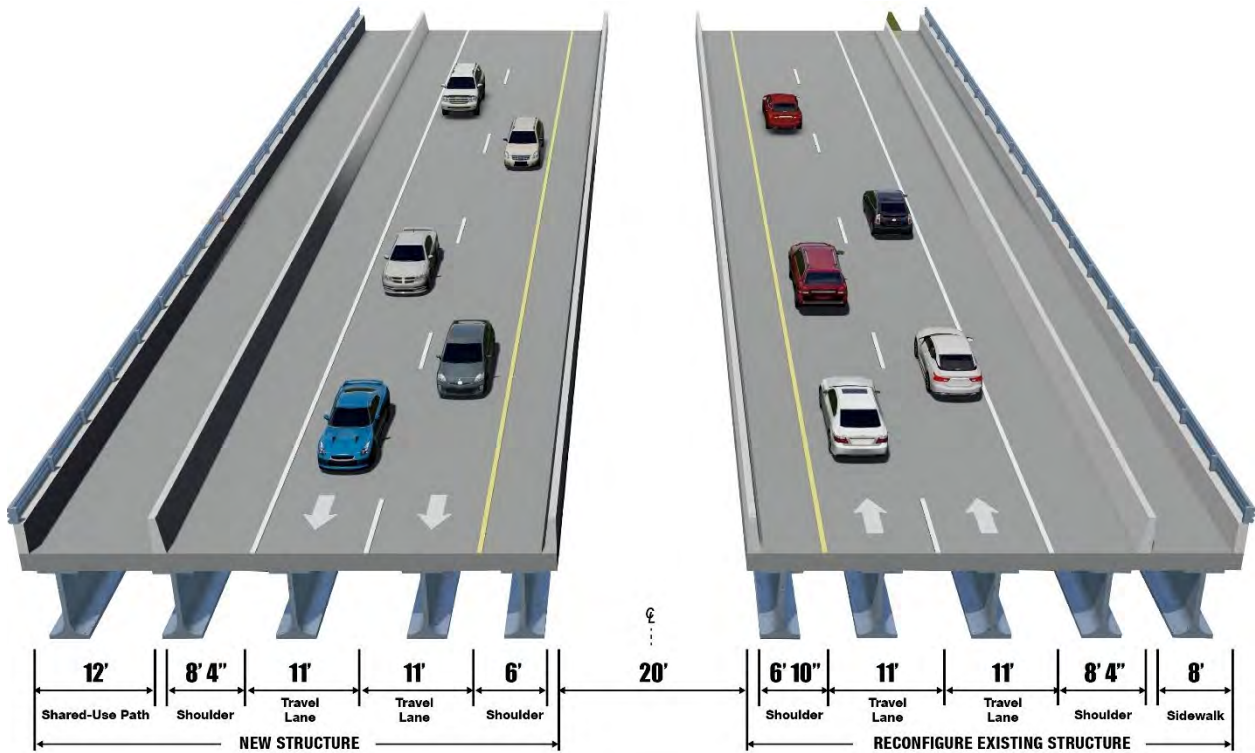


Figure 3: Preferred Alternative Bridge Typical Section

2.0 COMMUNITY CHARACTERISTICS

A Sociocultural Data Report (**Attachment A**) was generated in the Efficient Transportation Decision Making (ETDM) Environmental Screening Tool (EST) and was used to understand general population trends. The study area for the SCE Evaluation includes a 1,320-foot buffer around the project corridor.

The project study area has experienced significant growth within the last five years with the construction of new residential homes, retail, and commercial development. The area is anticipated to continue to grow with the future development of Windwater/Wildcat Preserve Community, Cross Creek Community, new retail and commercial space, and the Hidden Harbor Park that will feature an aquatic center.

2.1 EXISTING LAND USE

The study area is in the community of Parrish of unincorporated Manatee County. Existing land uses within the study area were determined through field visits (conducted May 3, 2023, June 6, 2023, and September 6, 2023), review of aerial photography, and land cover Geographic Information System (GIS) data defined by the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT,1999). The FLUCFCS GIS data (dated January 2022) was obtained from the Florida Department of Environmental Protection. **Figure 4** depicts the land cover within the study area for Manatee County. **Table 1** provides a summary of each FLUCFCS type and associated acreage. Land uses within the study area primarily consist of residential, agricultural, and public/semi-public with smaller acreages of vacant residential, retail/office, recreation, industrial, and institutional.

2.2 FUTURE LAND USE

The Manatee County Future Land Use Map is provided in **Attachment B**. The Future Land Use Map provides the planned land uses throughout the project limits as shown on **Figure 5**. According to the map, the study area is dominated by future residential uses (which include urban fringe uses) and includes a large recreation/open space area.

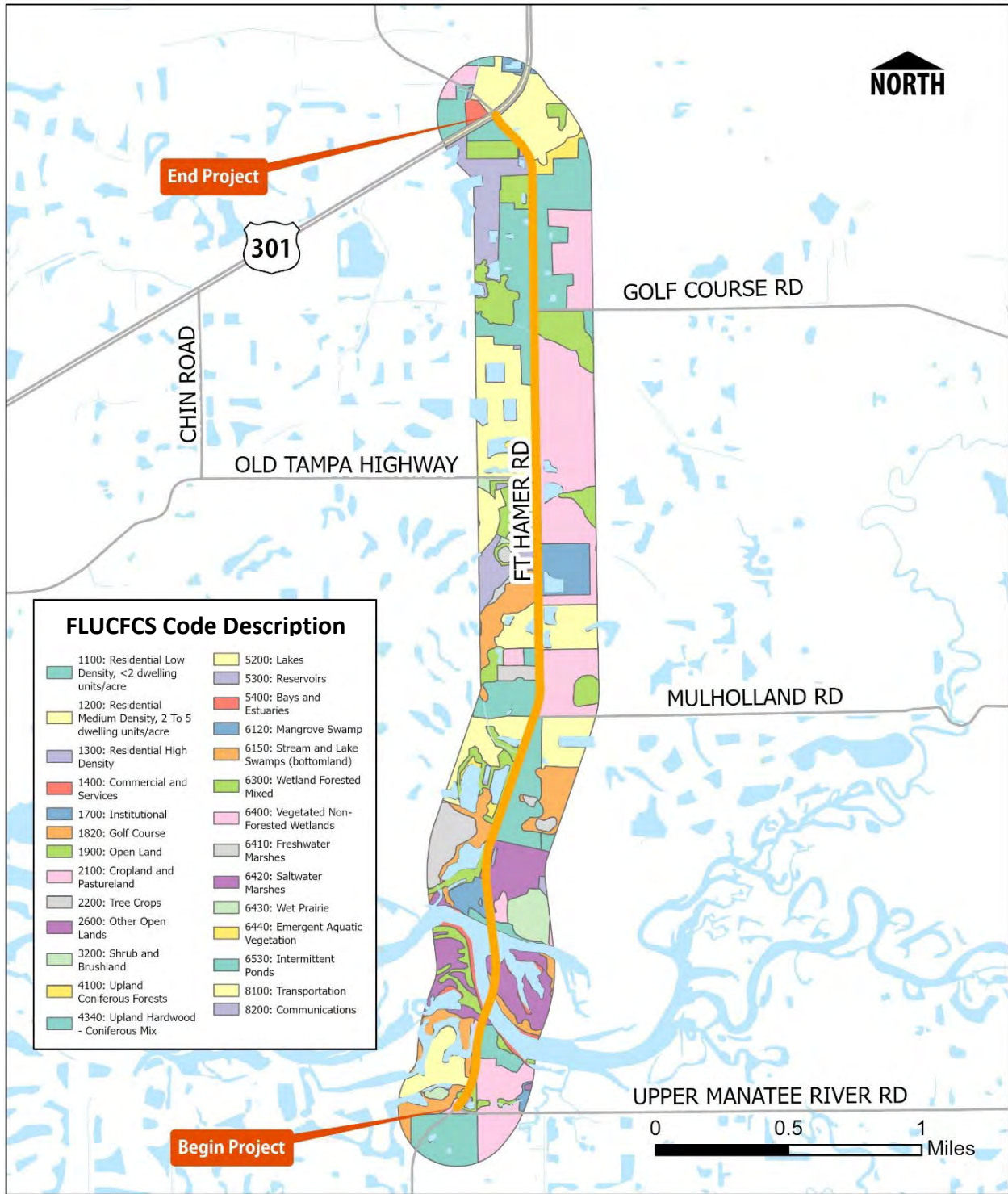


Figure 4: Existing Land Cover Map

Table 1: Existing Land Cover Types and Acreages

LAND USE TYPE	FLUCFCS CODE: LAND USE CLASS	TOTAL AREA (AC)
AGRICULTURE	2100: Cropland and Pastureland	210.02
	2200: Tree Crops	5.41
	2600: Other Open Lands	27.41
	TOTAL	242.84
RANGELAND	3200: Shrub and Brushland	22.52
	TOTAL	22.52
TRANSPORTATION, COMMUNICATION, AND UTILITIES	8100: Transportation	7.45
	8200: Communications	1.00
	TOTAL	8.75
UPLAND FOREST	4100: Upland Coniferous Forests	7.12
	4340: Upland Hardwood - Coniferous Mix	6.31
	TOTAL	13.43
URBAN AND BUILT-UP	1100: Residential Low Density, <2 dwelling units/acre	207.62
	1200: Residential Medium Density, 2 To 5 dwelling units/acre	205.85
	1300: Residential High Density	50.07
	1400: Commercial and Services	3.47
	1700: Institutional	33.42
	1820: Golf Course	19.38
	1900: Open Land	55.25
	TOTAL	575.05
WATER	5200: Lakes	0.23
	5300: Reservoirs	62.63
	5400: Bays and Estuaries	56.36
	TOTAL	119.22
WETLANDS	6120: Mangrove Swamp	1.82
	6150: Stream and Lake Swamps (bottomland)	55.41
	6300: Wetland Forested Mixed	69.51
	6400: Vegetated Non-Forested Wetlands	4.11
	6410: Freshwater Marshes	26.10
	6420: Saltwater Marshes	41.45
	6430: Wet Prairie	2.45
	6440: Emergent Aquatic Vegetation	3.22
	6530: Intermittent Ponds	0.002
	TOTAL	204.06
GRAND TOTAL		17759.74

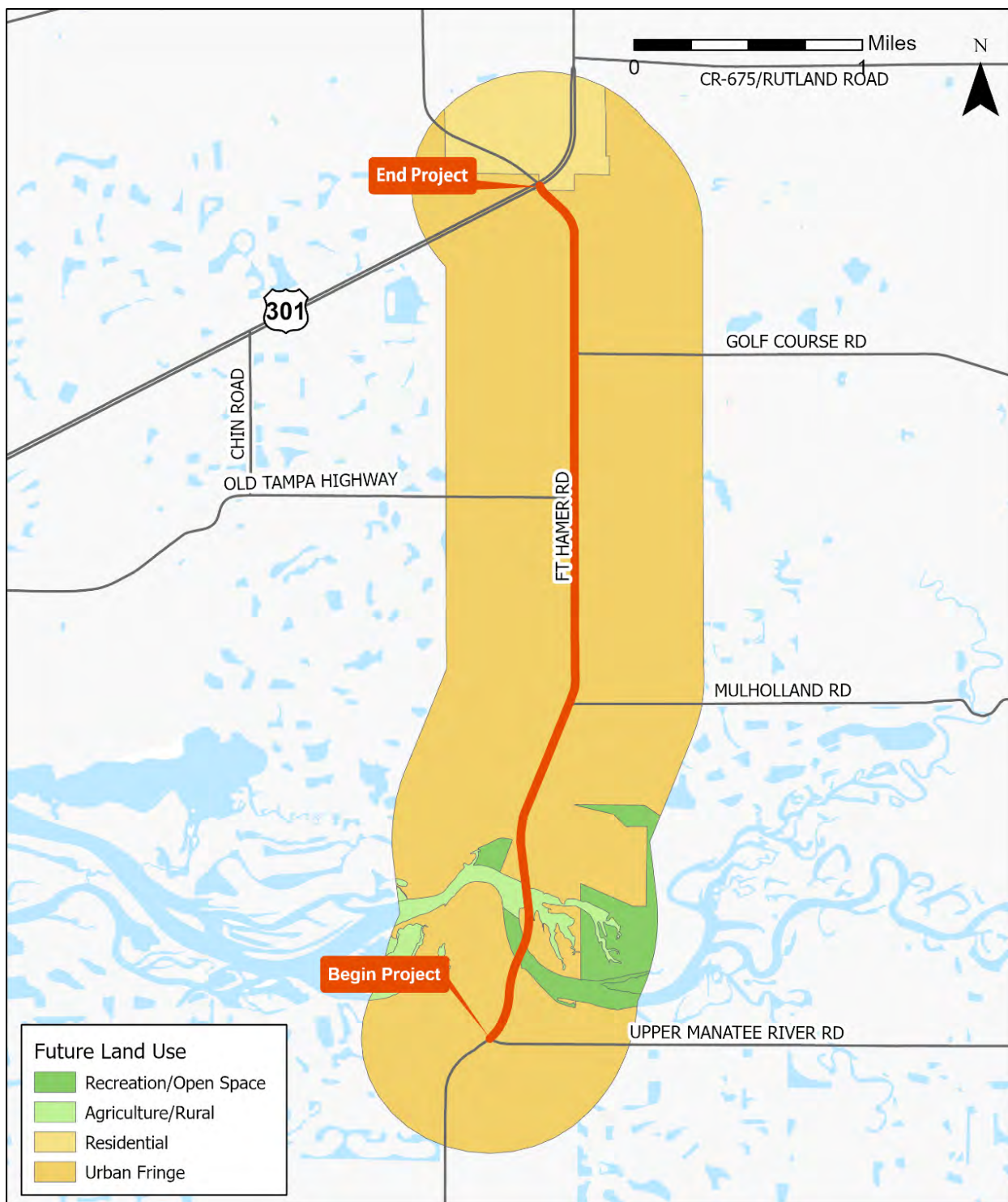


Figure 5: Future Land Use

2.3 COMMUNITY FOCAL POINTS

Community focal points are public or private locations, facilities, or organizations that are important to local residents and communities. Community focus points within the study area include one religious center, parks and trails, one healthcare facility, two schools, a fire station, and two golf courses. The community focal points within the study area are listed below in **Table 2** and shown on **Figure 6**.

Table 2. Community Focal Points

Site Name	Location	Description
Annie Lucy Williams Elementary School	3404 Fort Hamer Road Parrish, FL 34219	A Manatee County school with approximately 833 students
Discovery Montessori Academy of Parrish	5428 Fort Hamer Road, Parrish, FL 34219	A private school for students from 18 months to 2nd grade
Fort Hamer Dental Care	12106 US 301, Parrish, FL 34219	Dental facility in Parrish
Fort Hamer Park and Boat Ramp	1605 Fort Hamer Road Parrish, FL 34219	A public park in Parrish
Hidden Harbor Park (Construction funded for FY 2024)	1625 Fort Hamer Road, Parrish, FL 34219	Community park with planned recreational facilities
North River Church	5517 Fort Hamer Road Parrish, FL 34219	A Baptist Christian Church in Parrish
Parrish Fire District Station 1	12132 US-301, Parrish, FL 34219	A Manatee County fire station
The Club at River Wilderness	2250 Wilderness Boulevard W, Parrish, FL 34219	An 18-hole golf course
Upper Manatee River State Canoe Trail	From Gamble Creek to the Lake Manatee Dam, with a public launch point at Fort Hamer Boat Ramp	A 5-mile segment of the Manatee County Blueway paddling trails suitable for all skill levels to enjoy
Waterlefe Golf & River Club	1022 Fish Hook Cove, Bradenton, FL 34212	An 18-hole golf course

The Fort Hamer Park and the Upper Manatee River State Canoe Trail are existing public recreational facilities within the study area.² The Fort Hamer Park provides several amenities to the public, including a boat ramp, dock, pavilion rental, and picnic tables.³ Manatee County also has plans to construct Hidden Harbor Park, which will include additional recreational opportunities along the Manatee River.⁴

² Manatee 2024. *Paddle Manatee*. Accessed on June 28, 2024 at https://www.mymanatee.org/departments/natural_resources/paddle_manatee

³ Manatee 2024. *Fort Hamer Park*. Accessed on June 28, 2024 at https://www.mymanatee.org/departments/sports_and_leisure_services/parks_preserves_beaches/fort_hamer_park

⁴ Manatee 2024. *Capital Improvement Plan FY2025-FY2029*. Accessed on June 28, 2024 at <https://www.mymanatee.org/gisapps/pm/cip/prj/659.pdf>

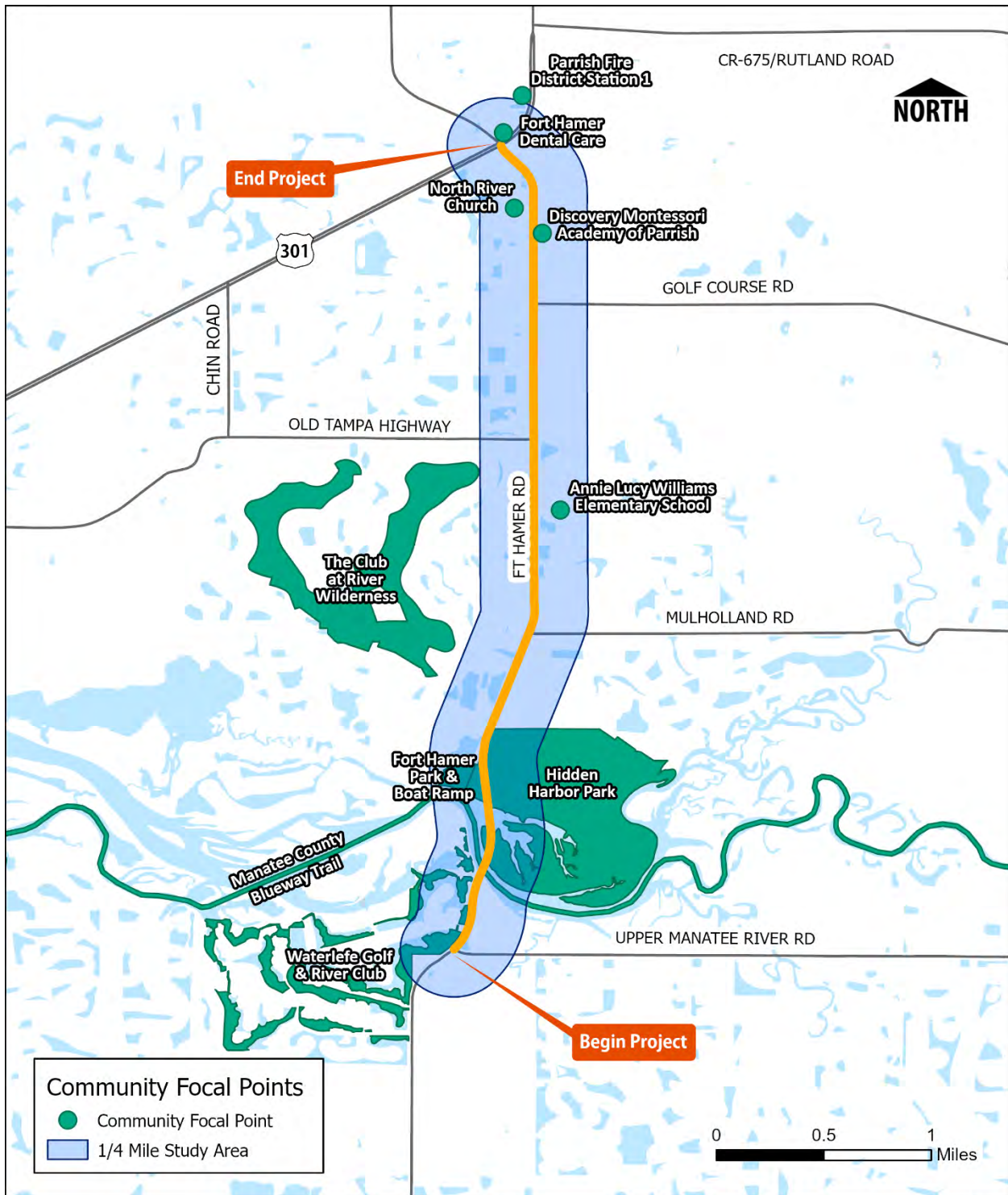


Figure 6: Community Focal Points

3.0 POTENTIAL EFFECTS

Potential direct and indirect effects to the six SCE Evaluation related topics of Social, Economic, Land Use Changes, Mobility, Aesthetic Effects, and Relocation Potential were examined, as described in the following sections.

3.1 SOCIAL

3.1.1 Demographics

This project has been developed in accordance with the Civil Rights Act of 1964, as amended by the Civil Rights Act of 1968. Additionally, the project has been developed in accordance with Executive Order 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (February 11, 1994).

An analysis of potential Environmental Justice (EJ) populations was conducted using American Community Survey (ACS) 5-Year Estimates (2017-2021) data for United States (U.S.) Census block groups that overlap the project study area. The demographic analysis was conducted by comparing the population characteristics of each U.S. Census block group in the study area to those of Manatee County.

The study area has a minority population (11.12%) that is less than Manatee County's minority population (29.82%). The minority populations in **Table 3** and **Figure 7** show that most of the study area contains minority populations well below the county-wide averages.

The median family income for the U.S. Census block groups composing the study area is \$113,646; this is \$33,459 higher than the median family income for Manatee County. Also, the average percentage of Manatee County households reporting poverty within the past twelve months (within the time frame of the 2021 Five-Year ACS) is 9.31%. The study area U.S. Census block groups have a lower percentage of households below poverty level than average, as shown through **Table 4** and **Figure 8**. The study area population percentage with less than a high school education is lower (1.67%) than the percentage for Manatee County (6.18%). The study area has an unemployment rate of 2% which is lower than the County's unemployment rate of 5%.

The percentage of households reporting Limited English Proficiency (LEP) within the study area is summarized through **Table 4** and **Figure 9** and is below the county-wide percentage of 6.74%.

The percentage of population age 65 and over within the study area is 24.82%; this is similar to the county percentage (27.48%). **Table 5** and **Figure 10** show the age demographic data and where these U.S. Census block groups are located.

Based upon review of the study area demographics and project effects, the Preferred Alternative is not anticipated to have disproportionate effects on minority, low-income, LEP, or elderly populations.

Table 3: Race and Ethnicity Demographic Data

Geography (U.S. Census Block Group)	Total Population Estimate	White alone, Not Hispanic or Latino	Black or African American alone	Hispanic or Latino (of any race)	Asian alone	Some other race alone ⁵	Two or more races:	Minority
Manatee County	394,824	70.2%	8.3%	16.7%	2.2%	3.1%	5.6%	29.8%
120810019091	2,245	95.2%	2.2%	2.0%	0.5%	0.0%	0.5%	4.8%
120810019103	2,022	88.8%	5.8%	0.0%	3.3%	0.0%	2.1%	11.2%
120810019113	2,614	83.2%	1.4%	10.4%	0.6%	1.7%	13.1%	16.8%
120810019131	1,947	86.9%	1.5%	3.8%	3.4%	0.4%	6.5%	13.1%
120810019132	1,182	83.0%	12.2%	2.8%	0.0%	1.1%	2.0%	17.0%
120810020181	3,424	65.0%	0.0%	35.0%	0.0%	0.0%	0.0%	35.0%
120810020182	1,354	98.7%	0.0%	0.0%	0.0%	0.0%	1.3%	1.3%
120810020251	852	96.5%	3.5%	0.0%	0.0%	0.0%	0.0%	3.5%

Source: 2021 American Community Survey 5-Year Estimates

Table 4: Income and Household Demographic Data

Geography (U.S. Census Block Group)	Total Population Estimate	Total Households Estimate	% Households Reporting Income Below Poverty Level	% Households Reporting Limited English Proficiency
Manatee County	394,824	108,508	9.31%	2.70%
120810019091	2,245	1,016	4.04%	0.00%
120810019103	2,022	695	2.30%	0.00%
120810019113	2,614	747	4.82%	2.56%
120810019131	1,947	682	1.17%	0.00%
120810019132	1,182	381	7.61%	2.33%
120810020181	3,424	1,057	0.00%	0.00%
120810020182	1,354	380	5.00%	0.00%
120810020251	852	407	0.00%	0.00%

Source: 2021 American Community Survey 5-Year Estimates

Table 5: Age Demographic Data

Geography (U.S. Census Block Group)	Total Population Estimate	Population Age 65+	Percent Population Age 65+
Manatee County	394,824	108,508	27.48%
120810019091	2,245	1,061	47.26%
120810019103	2,022	362	17.90%
120810019113	2,614	491	18.78%
120810019131	1,947	355	18.23%
120810019132	1,182	175	14.81%
120810020181	3,424	397	11.59%
120810020182	1,354	543	40.10%
120810020251	852	446	52.35%

Source: 2021 American Community Survey 5-Year Estimates

⁵ Includes American Indian and Alaska Native and Native Hawaiian and Other Pacific Islander

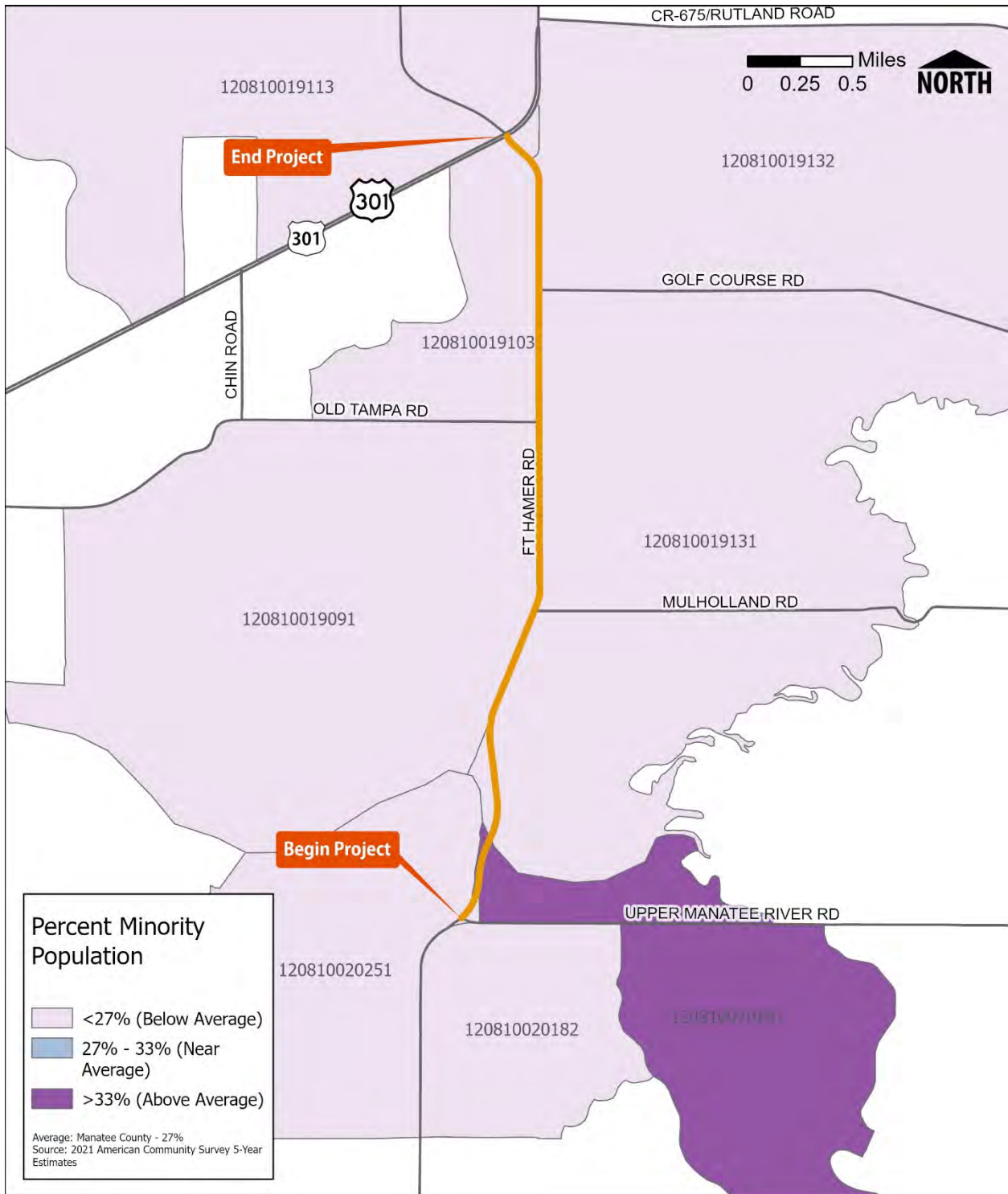


Figure 7: Minority Population

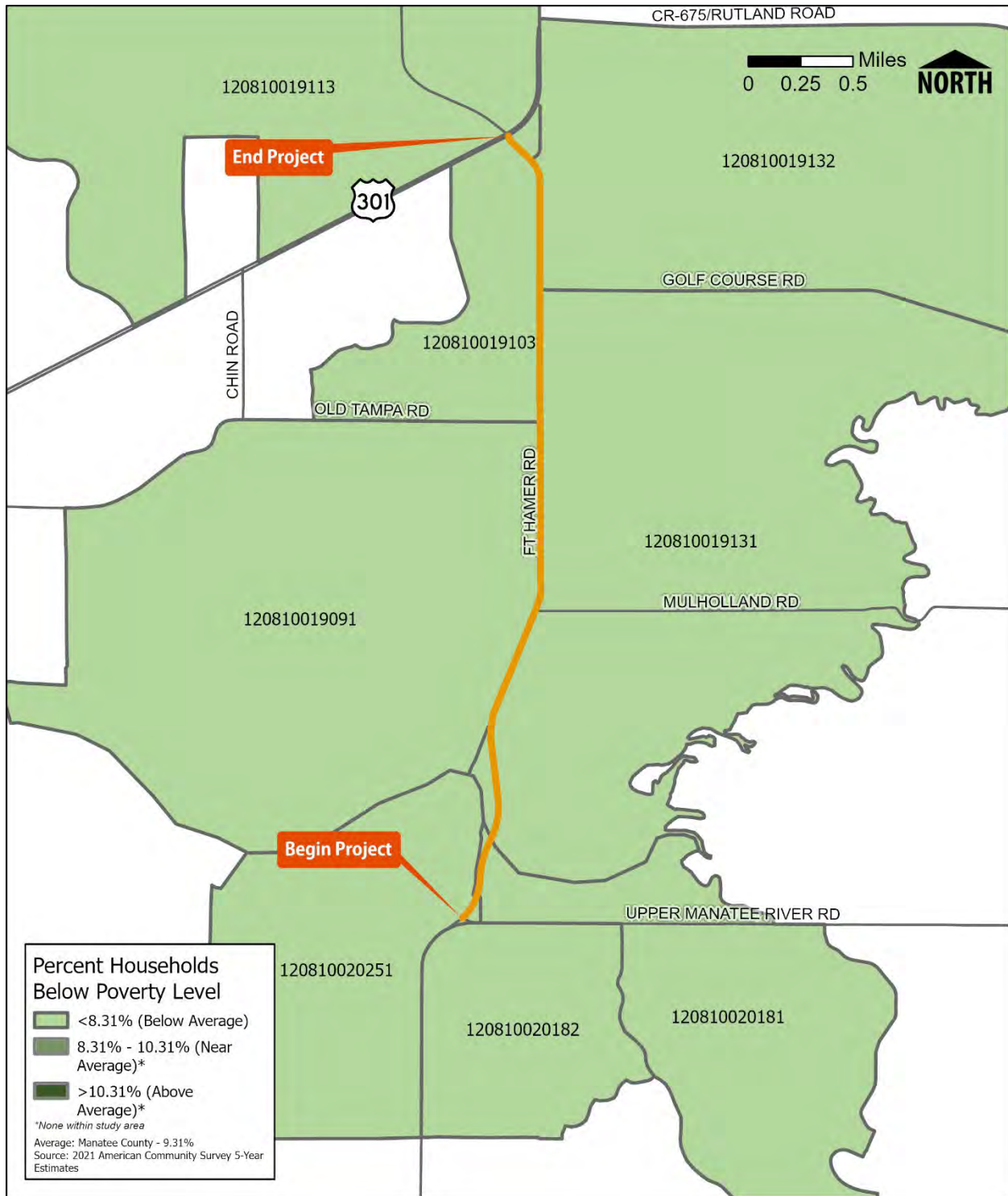


Figure 8: Households Below Poverty Level

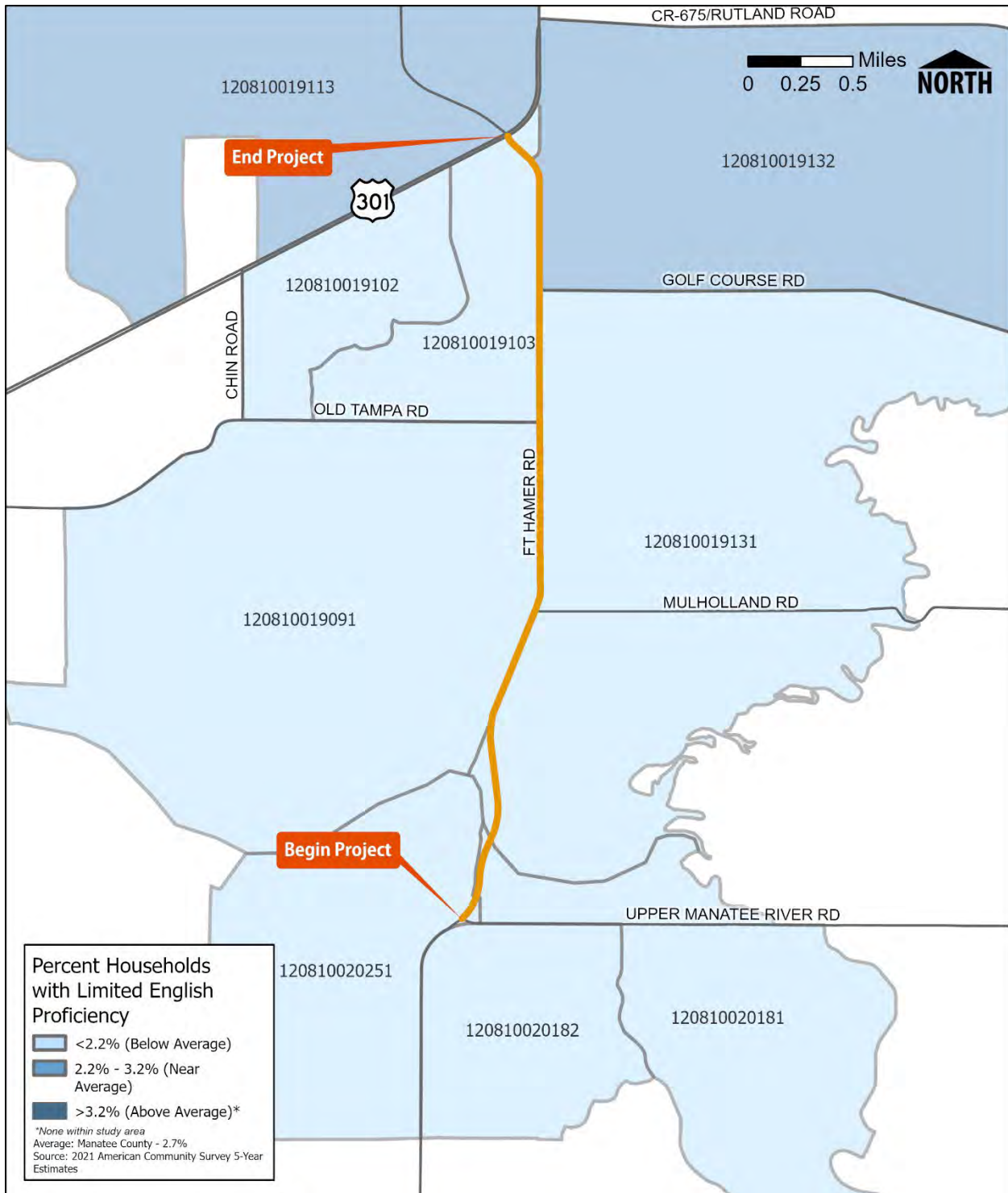


Figure 9: Limited English Proficiency

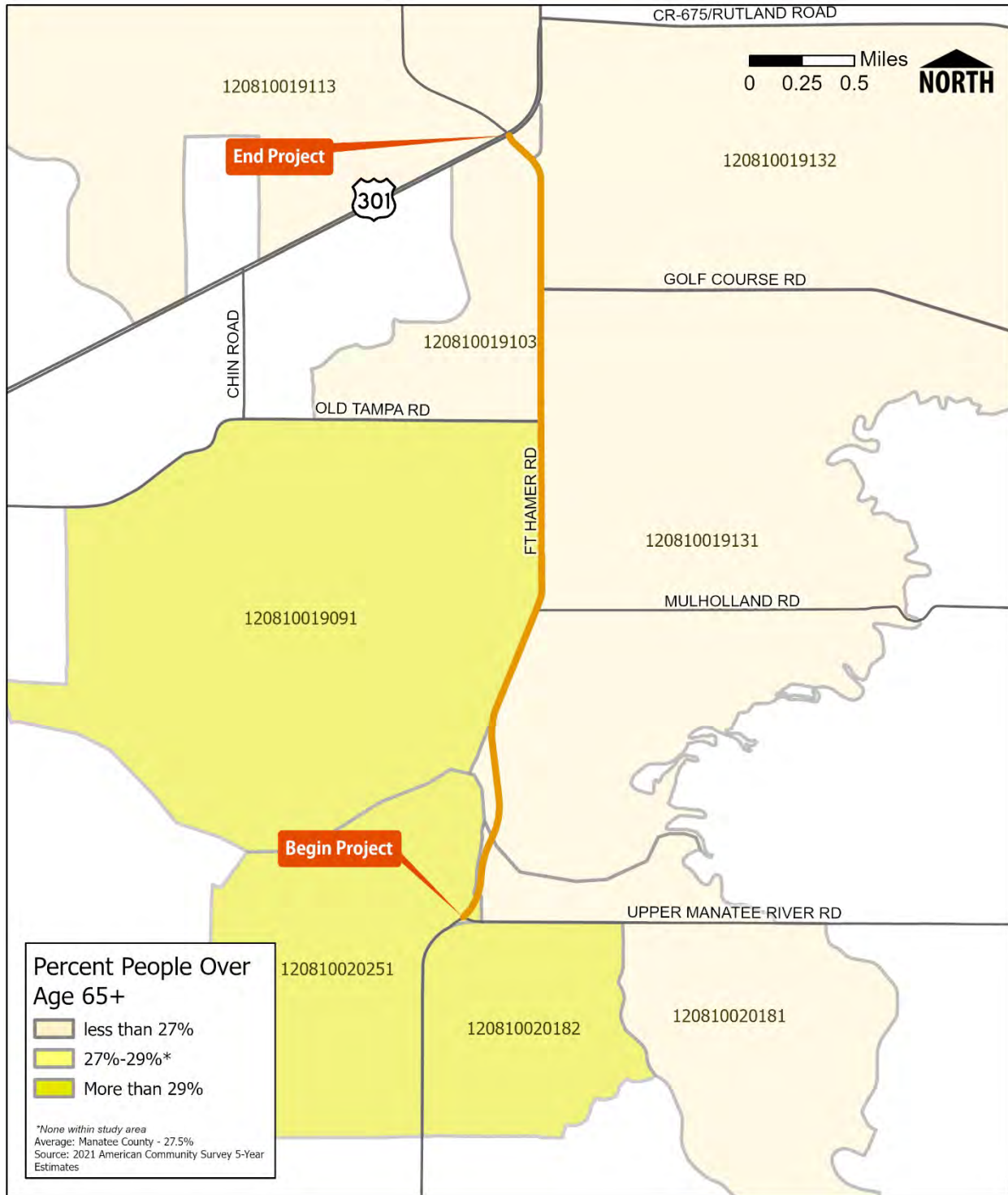


Figure 10: Population Age 65 and Over

3.1.2 Community Cohesion

Community cohesion is when residents have a sense of belonging to their community. Community cohesion may also include the degree in which neighbors interact and cooperate with one another, the level of attachment felt between residents and institutions in the community, and/or a sense of common belonging, cultural similarity or “togetherness” experienced by the population. Since the Preferred Alternative improves an existing corridor, the proposed widening is not anticipated to negatively impact community cohesion. The proposed project is anticipated to improve mobility and thus enhance community connectivity.

3.1.3 Safety

Fort Hamer Road is not a designated evacuation route.

The Preferred Alternative is not anticipated to impact the adjacent fire station/emergency service. The proposed widening is intended to reduce congestion and improve travel time reliability, thereby benefiting emergency response times during traffic peak hours.

The construction of improved sidewalks/bicycle lanes/shared-use paths is anticipated to increase safety for pedestrians and bicyclists (and ultimately all users) along the corridor.

3.1.4 Community Goals/Quality of Life

The Manatee County Comprehensive Plan outlines the goals for the county to provide a transportation system that serves to increase mobility and multimodal connectivity, meets Purpose and Needs, is efficient, and is compatible with the Future Land Use Map throughout the county. The community objectives include ensuring that the appropriate actions are taken to ensure that transportation levels of service are maintained at all times and will accommodate the continued growth expected to take place.

The Sarasota/Manatee MPO 2045 Long Range Transportation Plan (LRTP) identifies the safe and convenient crossing of the Manatee River as a major transportation concern. The plan notes that improvements to the river crossings are critical in maintaining access between the region and Tampa Bay.

3.1.5 Special Community Designations

The project does not occur within or adjacent to any special community designations.

3.2 ECONOMIC

The improvements associated with the Preferred Alternative are anticipated to enhance the economic conditions in the adjacent community by reducing traffic congestion and travel times along Fort Hamer Road. The proposed widening will accommodate the future growth anticipated in the area.

Temporary access impacts to businesses during construction should be limited to off-peak hours and mitigated with properly signed diversions or detours. The economic effects during construction are temporary and not significant.

3.2.1 Business and Employment

Based on figures produced by the U.S. Census Bureau reported in the 2021 Longitudinal Employer-Household Dynamics (LEHD) database, the 1,320-foot project buffer currently supports 73 jobs primarily in the real estate and construction industry sectors. The proposed project capacity and traffic operational improvements are anticipated to enhance business and employment opportunities both locally and regionally by aiding in the efficient movement of goods, people, and services. The enhanced business and employment opportunities will directly benefit the local and state economies.

3.2.2 Tax Base

While the proposed project improvements will be designed to minimize ROW acquisition to the greatest extent practicable, some parcels may need to be acquired for the project. It is not anticipated that the project will significantly affect property values in the study area. By bringing the roadway up to standards, the project improvements are intended to enhance the physical use and aesthetics of the corridor. This, in turn, may make the area more appealing to businesses and lead to increased business activity/investment and have long term positive effects on the community's economic well-being and the tax base.

3.2.3 Traffic Patterns

There may be temporary modifications to the existing traffic patterns during construction of this project. While no permanent adverse impacts to navigation are anticipated with the proposed widening, temporary closures of the waterway under the bridge, as approved by the United States Coast Guard (USCG), may occur during construction.

3.2.4 Business Access

Access to and visibility of proximate businesses/properties may temporarily be affected and/or modified as a result of the project given the presence of private driveway connections along the project corridor. However, the proposed project is expected to enhance access to local businesses and the economic conditions of the area by addressing the deficient operational capacity of the roadway in the future condition and accommodating projected increased area growth. Additionally, the potential provision of bicycle and pedestrian facilities could improve multimodal access to the corridor businesses. Access management improvements will be evaluated during the PD&E Study.

3.2.5 Special Needs Patrons

The proposed improvements are not anticipated to have any impact on special needs patrons of businesses within the project limits. The project is expected to enhance the connection to employment opportunities and essential services for transportation disadvantaged populations within the area [including individuals that are low-income, under/just at driving age or otherwise unable to drive, and housing units with no vehicle available] by bringing the existing corridor up to current standards through the provision of roadway safety enhancements, such as the inclusion of bicycle and pedestrian facilities, a lower posted speed limit, and roundabout intersections to calm traffic. The bicycle and pedestrian facility improvements, in turn, will help

to address gaps in the bicycle and pedestrian network across the Manatee River (including connections to transit service) across the Manatee River and/or connect to transit along US 301.

3.3 LAND USE CHANGES

3.3.1 Land Use – Urban Form

The Preferred Alternative is not anticipated to affect the existing character or use of the surrounding area. The project corridor is primarily comprised of residential land uses with natural and agricultural land dispersed throughout. Based on generalized existing land use data (presented by zoning description), the 1,320-foot project buffer consists of residential (46.51%), agricultural (13.16%), public/semi-public (11.98%) uses with smaller acreages/percentages of vacant residential (4.44%), recreation (1.84%), industrial (0.19%), institutional (0.68%), and retail/office (0.61%) activities.

The 1,320-foot project buffer contains nine residential and mixed-use Planned Unit Developments (PUDs), two parks (Fort Hamer Park and Hidden Harbor Park), and two golf courses (The Club at River Wilderness and Waterlefe Golf & River Club).

According to the Manatee County Future Land Use Map, the area surrounding the project corridor is anticipated to support increased residential densities and intensities and accommodate the existing and proposed development within the area. There are no land use changes anticipated as a result of the proposed improvements.

3.3.2 Plan Consistency

The project appears under two Financial Project Identification (FPID) numbers in the FDOT 2024-2029 Work Program and current FDOT State Transportation Improvement Program (STIP) with \$6,000,000 allocated for the Fort Hamer Bridge Design and Permitting phase and Preliminary Engineering phase in Fiscal Year (FY) 2024 under FPID 452856-1, as well as \$6,500,000 allocated for the Fort Hamer Road Design and Preliminary Engineering phase in FY 2024 under FPID 452852-1.

Manatee County's Capital Improvement Plan (CIP) for Fiscal Years 2024-2028 includes PD&E Study funding for Fort Hamer Road from Upper Manatee River Road to US 301 (CIP numbers 6054767 & 6054768). Funding for the Design and Construction phases has been requested for FY2024-2025 under CIP number 6118061.

The proposed improvements on Fort Hamer Road are included in the Local Jurisdiction Needs List of the currently adopted Sarasota/Manatee Metropolitan Planning Organization's (MPO) Transportation Improvement Program (TIP) for Fiscal Years 2024/2025-2028/2029. The project is also included in the Sarasota/Manatee MPO's 2045 LRTP Cost Feasible Plan as amended May 9, 2024.⁶

⁶ Sarasota/Manatee MPO 2024. *Chapter 12: Cost Feasible Plan*. Page 18. Revised May 9, 2024. Accessed on June 4, 2024 at <https://www.mympo.org/files/32/Long-Range-Transportation-Plan/1152>

3.3.3 Growth Trends and Issues (Past and Present)

The project area experienced an increase in population between 2000 and 2010 (937 persons), and recent ACS information indicates an upward growth trend. Estimates prepared by the Bureau of Economic and Business Research (BEBR) at the University of Florida reveal that the population of Manatee County is anticipated to increase by almost 200,000 residents in the next 30 years, growing from 421,768 in 2022 to 581,800 by 2050 [an increase of 37.9%], based on the development occurring along the northern portion of Fort Hamer Road. In addition, Sarasota and Manatee Counties are expected to reach a regional population of over 1.1 million by 2050. Over the last several years, there has been an increase in development along the corridor including multiple condominium and apartment units constructed/platted/approved.

3.3.4 Focal Points

Focal points located in the study area are identified in **Table 2**. Based on a preliminary evaluation, access to community focal points (North River Church, Annie Lucy Williams Elementary School, Fort Hamer Park, Hidden Harbor Park (under construction), etc.) could temporarily be affected and/or modified as a result of project construction. No other negative impacts to community focal points are expected.

3.4 MOBILITY

The purpose of this project is to accommodate projected future travel demand by improving capacity and traffic operations as well as safety and multimodal mobility throughout the study limits. Thus, mobility is expected to be enhanced through the Preferred Alternative.

3.4.1 Mobility Choices

Fort Hamer Road currently contains designated five-foot bicycle lanes throughout the length of the project corridor. A continuous five-foot sidewalk is present on the east side of the road from the southern project limit across the bridge. North of the bridge, a continuous five-foot sidewalk is present on the west side of the road to the northern project limit. Intermittent sidewalks also occur on the east side of the road north of the Fort Hamer Bridge. The incorporation of sidewalks, marked bicycle lanes, and/or shared-use paths is anticipated to enhance bicycle and pedestrian mobility. Accommodating bicycle and pedestrian activity within the corridor is particularly important given that this activity is expected to increase with the growing number of residential developments within the area. The Sarasota/Manatee MPO Active Transportation Plan includes Fort Hamer Road in the Alignment Vision Network, which identifies locations for focused bicycle and pedestrian infrastructure improvements to address gaps within the network with a focus on regional connectivity.

Increasing bicycle and pedestrian connectivity is a major goal of local governments in the area. Policy 5.0.2.2 of the Manatee County Comprehensive Plan notes to “encourage transportation improvements for bicycle and pedestrian movement that will result in development of bicycle and pedestrian networks coordinated with transportation and transit improvements,” and Policy

5.4.1.3 states “require, where feasible, the inclusion of bicycle facilities as per Florida Department of Transportation (FDOT) Design Manual 223”.

Currently, there are no transit routes that utilize Fort Hamer Road from Upper Manatee Road to US 301.

3.4.2 Accessibility

The proposed improvements include bringing the existing corridor and bridge up to current accessibility standards. Therefore, the project is expected to benefit transportation disadvantaged populations by addressing gaps in the bicycle and pedestrian network, including connections to transit service along US 301. The transportation disadvantaged populations within the study area, including elderly and low-income populations, are detailed and displayed in Section 3.1.1 (Demographics) of this report. These improvements are anticipated to enhance mobility options which, in turn, can improve access to employment opportunities and essential services.

3.4.3 Connectivity

Safe and convenient crossing of the Manatee River is identified as a priority in the 2045 Sarasota/Manatee MPO 2045 LRTP. The plan notes that improvements to the river crossings are critical in maintaining regional access.

According to the U.S. Census Bureau 2021 LEHD data, 98.6% of the jobs offered within a quarter-mile of the project corridor are filled by individuals who commute from outside the quarter-mile area. As such, much of this workforce/regional traffic uses the Fort Hamer Bridge and US 301 to access the provided jobs. Fort Hamer Road and Bridge are critical components of the north-south thoroughfare corridor that spans the entire County. The northern limit of the project, US 301, serves as a connection to other major corridors such as I-275, which is a Strategic Intermodal System (SIS) facility.

The project is expected to maintain and enhance a critical link for both regional and local traffic as one of four crossings of the Manatee River on Florida's west coast. Additionally, the potential provision of bicycle and pedestrian facilities on the corridor is anticipated to provide safe movement and connectivity for these modes across the river.

3.4.4 Traffic Circulation

No major changes to traffic patterns are expected as this is an existing corridor. The project is anticipated to provide traffic congestion relief and multi-modal connectivity, improve roadway safety for vehicles and pedestrians, reduce commute times, improve access to evacuation routes, and enhance access to job opportunities. The project involves constructing a second Fort Hamer Bridge, which would be parallel to the existing bridge and will double the capacity of this essential north-south thoroughfare.

3.4.5 Public Parking

There are limited businesses and establishments located along the corridor with associated surface parking lots. The surface lots are oriented to the street (Fort Hamer Road). Some impacts to parking may occur; however, loss of parking spaces is not anticipated.

Access to parking at Fort Hamer Park and Hidden Harbor Park may be temporarily limited during project construction. Permanent impacts to the capacity of either of these parking facilities is not anticipated.

3.5 AESTHETIC EFFECTS

3.5.1 Noise and Vibration

Additional road traffic noise and vibration is possible with the Preferred Alternative. Several residential communities, a church, a dental office, a public school, a private school, two parks, and two golf courses are located within the study area, which are considered noise sensitive sites. As part of the PD&E Study, a Noise Study is being completed that will address noise impacts.

During the proposed project construction, temporary noise and vibrations are expected to occur.

3.5.2 Viewshed

The improvements are proposed along an existing roadway and bridge crossing, and the vertical height of the bridge is not anticipated to change. Therefore, viewsheds of the area from both the bridge and the land/water standpoints are not expected to be significantly altered.

3.5.3 Compatibility

According to the Manatee County Future Land Use Map (**Attachment B**), the area surrounding the project corridor is anticipated to support increased residential densities and intensities. Regarding the compatibility of proposed roundabouts, there is generally support from the stakeholders in the area. There is an existing roundabout nearby on Fort Hamer Road, north of US-301. The proposed roundabouts can improve the physical use and aesthetic appeal of the project corridor as they add operational and safety benefits, are required to have landscaping in the central island, and are required to have lighting and nighttime illumination.

There are no scenic highways along the project corridor or that the project corridor intersects.

3.6 RELOCATION POTENTIAL

3.6.1 Residential

There are nine residential and mixed-use PUDs that have been recently built, are under construction, or are planned to be constructed within the 1,320-foot project buffer. These developments include Chelsea Oaks, Cross Creek, Hidden Harbor, Kingsfield, Lakeside Preserve, River Wilderness, Waterlefe, Wildcat Preserve, and an unnamed residential PUD. Potential project impacts to residential parcels range from temporary driveway access closures and/or permanent driveway access modifications.

No residential relocations are anticipated with the Preferred Alternative.

3.6.2 Non-Residential

There are a few prominent businesses and non-residential uses situated along Fort Hamer Road. These include a 7-Eleven, Fort Hamer Dental Care, Bakers Ranch (venue), Cavalli Creek Farms, River Wilderness Golf & Country Club, and Waterlefe Golf & River Club. Access to and visibility of proximate businesses/non-residential properties may temporarily be affected and/or modified as a result of the project given the presence of private driveway connections along the project corridor.

No non-residential relocations are anticipated with the Preferred Alternative.

3.6.3 Public Facilities

No public facilities, including recreational areas or features, are expected to be negatively affected by the proposed project. However, access to these features could temporarily be affected and/or modified as a result of project construction.

4.0 RECOMMENDATIONS AND COMMITMENTS**4.1 RECOMMENDATIONS FOR RESOLVING ISSUES**

Manatee County has engaged various stakeholders during the PD&E Study, including the general public, business community, and property owners, to solicit input on the project's potential effects and enhancements. Through this comprehensive engagement, Manatee County aims to ensure that the social, economic, and transportation needs of the affected communities are thoroughly addressed.

4.2 PROJECT COMMITMENTS

There are no project commitments related to sociocultural effects.

5.0 ENVIRONMENTAL JUSTICE, CIVIL RIGHTS, AND RELATED ISSUES**5.1 PROTECTED POPULATIONS IN STUDY AREA**

There are several protected populations identified within the study area, including minority, low-income, LEP, and elderly populations. However, The Preferred Alternative is not anticipated to result in disproportionately adverse impacts to these populations.

5.2 COORDINATION AND PARTICIPATION

The general public and stakeholders were engaged throughout the PD&E Study to solicit input on the project. A pair of public information meetings were held in January and February 2024. Concerns/comments expressed by the public included access to the Fort Hamer Park boat ramp/launch along the corridor and education regarding proper use of roundabouts. Overall

comments received from the public and stakeholder generally support the Preferred Alternative. A summary of the meetings is included in **Attachment C**.

5.3 SUMMARY OF PROJECT EFFECTS

Based on the above discussion and analysis, the Preferred Alternative will not cause disproportionately high and adverse effects on any minority or low-income populations in accordance with the provisions of Executive Order 12898 and FHWA Order 6640.23a. No further Environmental Justice analysis is required.

During the proposed project construction, temporary disruptions to existing travel patterns are expected to occur. These impacts are temporary and are the same for all populations potentially utilizing the corridor.

5.4 MITIGATION AND ENHANCEMENT ACTIONS

No impacts are anticipated that would require mitigation or enhancement activities.

5.5 FINDINGS REGARDING DISPROPORTIONAL ADVERSE EFFECTS

No disproportional adverse effects on populations (specifically vulnerable populations) are anticipated as a result of this project.

Attachment A – Sociocultural Data Report

ETDM #14536 - Alternative #1

Buffer Distance: 1320 feet (Quarter Mile)
Area: 2.122 square miles
Jurisdiction - Cities: 3 NA
Jurisdiction - Counties: 3 Manatee



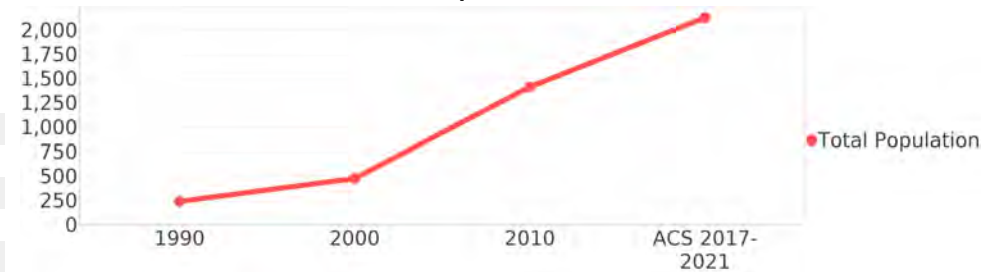
General Population Trends

Description	1990	2000	2010 ¹	ACS 2017-2021
Total Population	240	478	1,415	2,131
Total Households	86	188	542	767
Average Persons per Acre	0.18	0.49	1.55	1.84
Average Persons per Household	2.81	2.60	2.59	2.95
Average Persons per Family	3.13	2.93	2.87	3.19
Males	118	230	686	1,060
Females	121	248	729	1,071

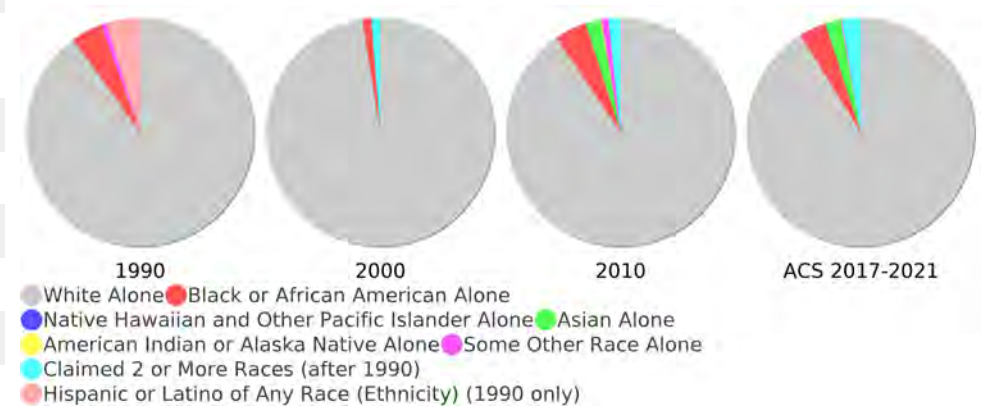
Race and Ethnicity Trends ^{5, 8, 9}

Description	1990	2000	2010 ¹	ACS 2017-2021
White Alone	226 (94.17%)	464 (97.07%)	1,278 (90.32%)	1,940 (91.04%)
Black or African American Alone	11 (4.58%)	6 (1.26%)	64 (4.52%)	82 (3.85%)
Native Hawaiian and Other Pacific Islander Alone	0 (0.00%)	0 (0.00%)	0 (0.00%)	0 (0.00%)
Asian Alone	0 (0.00%)	0 (0.00%)	29 (2.05%)	47 (2.21%)
American Indian or Alaska Native Alone	0 (0.00%)	0 (0.00%)	3 (0.21%)	0 (0.00%)
Some Other Race Alone	2 (0.83%)	0 (0.00%)	14 (0.99%)	3 (0.14%)
Claimed 2 or More Races	NA (NA)	6 (1.26%)	24 (1.70%)	57 (2.67%)
Hispanic or Latino of Any Race (Ethnicity)	12 (5.00%)	15 (3.14%)	90 (6.36%)	64 (3.00%)
Not Hispanic or Latino (Ethnicity)	228 (95.00%)	463 (96.86%)	1,325 (93.64%)	2,067 (97.00%)
Minority (Race and Ethnicity)	25 (10.42%)	26 (5.44%)	207 (14.63%)	237 (11.12%)

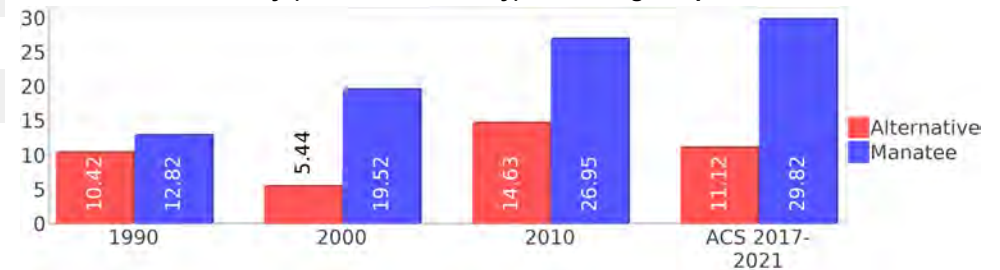
Population



Race



Minority (Race and Ethnicity) Percentage Population



Age Trends ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Under Age 5	7.08%	5.65%	5.72%	5.30%
Ages 5-17	17.50%	12.34%	18.02%	16.19%
Ages 18-21	3.75%	2.30%	2.97%	3.19%
Ages 22-29	8.75%	3.97%	5.58%	6.95%
Ages 30-39	16.67%	13.81%	11.94%	10.56%
Ages 40-49	12.08%	15.48%	15.41%	10.98%
Ages 50-64	17.08%	21.97%	21.13%	21.82%
Age 65 and Over	16.25%	23.64%	19.01%	24.82%
-Ages 65-74	12.08%	16.53%	11.45%	14.45%
-Ages 75-84	3.33%	6.28%	6.01%	7.74%
-Age 85 and Over	0.00%	0.63%	1.48%	2.58%
Median Age	NA	42	42	44

Income Trends ^{12, 13, 5}

Description	1990	2000	2010 ¹	ACS 2017-2021
Median Household Income	\$35,521	\$52,385	\$71,404	\$102,169
Median Family Income	\$39,449	\$58,021	\$82,450	\$113,646
Population below Poverty Level	4.17%	4.39%	5.23%	2.06%
Households below Poverty Level	2.33%	3.19%	6.46%	2.48%
Households with Public Assistance Income	0.00%	0.00%	0.18%	0.65%

Disability Trends ¹⁰

See the [Data Sources](#) section below for an explanation about the differences in disability data among the various years.

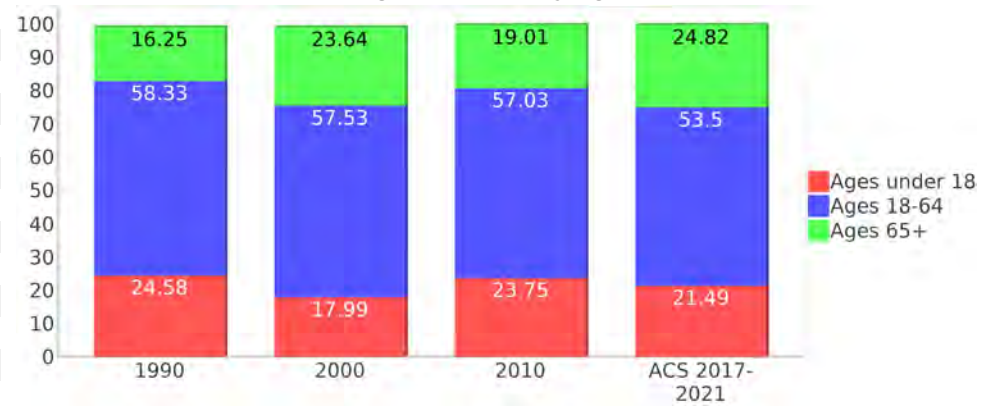
Description	1990	2000	2010 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	8 (4.47%)	33 (7.33%)	(NA)	(NA)
Population 20 To 64 Years with a disability	(NA)	(NA)	(NA)	43 (3.91%)

Educational Attainment Trends ^{11, 5}

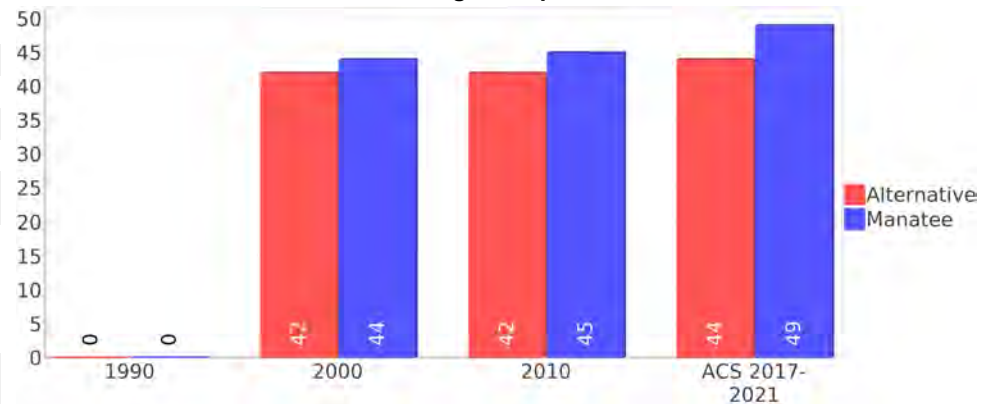
Age 25 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Less than 9th Grade	7 (4.29%)	4 (1.07%)	9 (0.97%)	10 (0.64%)
9th to 12th Grade, No Diploma	22 (13.50%)	24 (6.42%)	35 (3.78%)	26 (1.67%)
High School Graduate or Higher	133 (81.60%)	345 (92.25%)	883 (95.25%)	1,520 (97.62%)
Bachelor's Degree or Higher	28 (17.18%)	113 (30.21%)	338 (36.46%)	686 (44.06%)

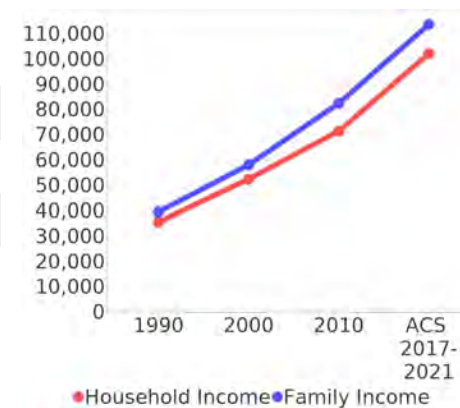
Percentage Population by Age Group



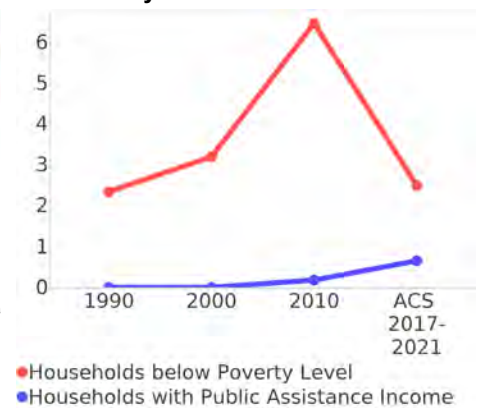
Median Age Comparison



Income Trends



Poverty and Public Assistance



Language Trends ⁵

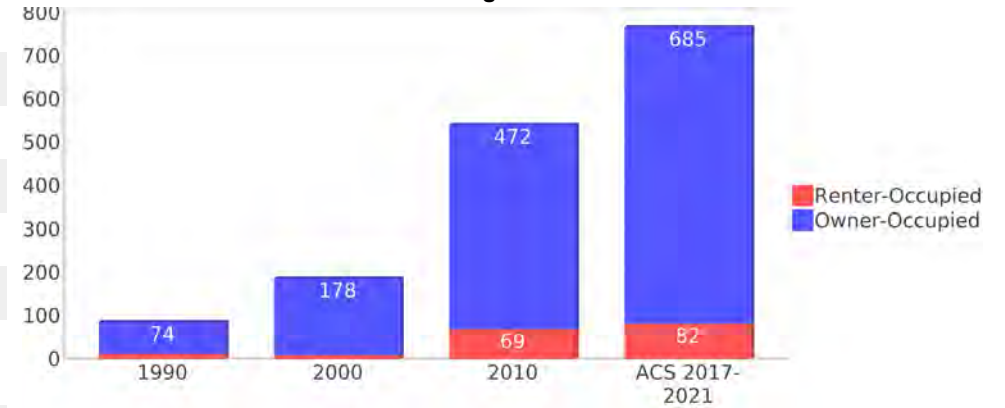
Age 5 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Speaks English Well	2 (0.92%)	4 (0.89%)	10 (0.83%)	11 (0.55%)
Speaks English Not Well	NA (NA)	1 (0.22%)	3 (0.25%)	0 (0.00%)
Speaks English Not at All	NA (NA)	0 (0.00%)	0 (0.00%)	0 (0.00%)
Speaks English Not Well or Not at All	2 (0.92%)	1 (0.22%)	3 (0.25%)	0 (0.00%)
Speaks English Less than Very Well	NA (NA)	6 (1.33%)	13 (1.08%)	11 (0.55%)

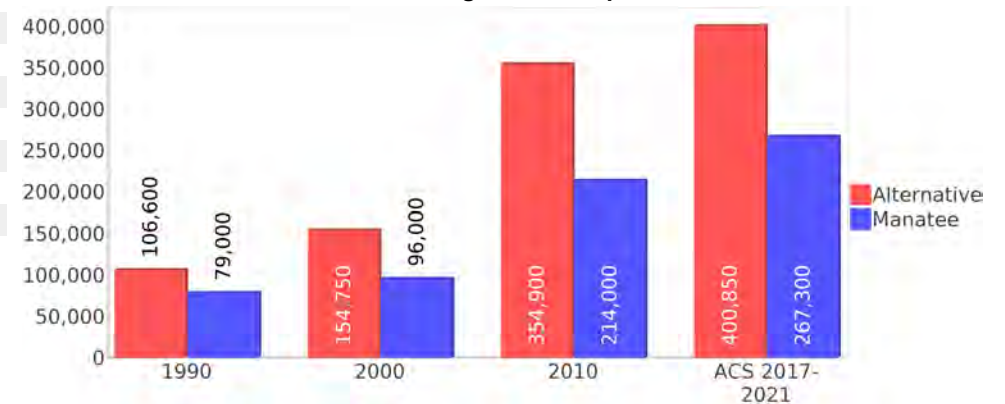
Housing Trends ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Total	99	203	615	877
Units per Acre	0.08	0.17	0.48	0.69
Single-Family Units	68	165	482	842
Multi-Family Units	1	2	25	23
Mobile Home Units	15	34	73	11
Owner-Occupied Units	74	178	472	685
Renter-Occupied Units	12	9	69	82
Vacant Units	12	15	73	110
Median Housing Value	\$106,600	\$154,750	\$354,900	\$400,850
Occupied Housing Units w/No Vehicle	0 (0.00%)	3 (1.60%)	12 (2.21%)	8 (1.04%)

Housing Tenure



Median Housing Value Comparison



Occupied Units With No Vehicles Available



Geographic Mobility

Description	ACS 2017-2021
Median year householder moved into unit - Total	2012
Median year householder moved into unit - Owner Occupied	2012
Median year householder moved into unit - Renter Occupied	1007
Abroad 1 year ago	0
Different house in United States 1 year ago	327
Same house 1 year ago	1,792
Geographical Mobility in the Past Year - Total	2,119

Computers and Internet

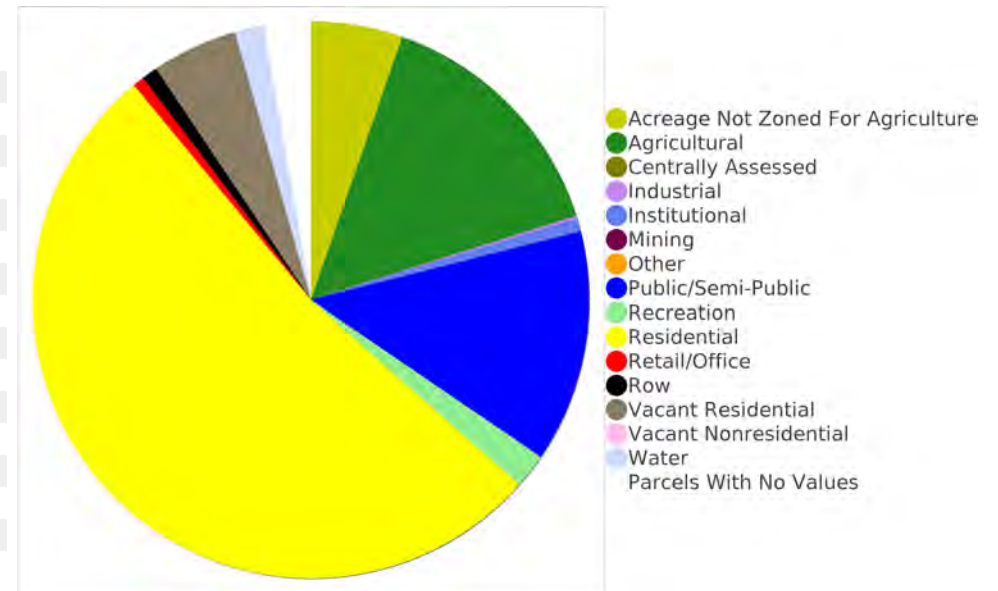
Description	ACS 2017-2021
Total Households Types of Computers in HH	767
Households with 1 or more device	744
Households with no computer	22
Total Households Presence and Types of Internet Subscriptions	767
Households with an internet subscription	698
Households with internet access without a subscription	29
Households with no internet access	39

Household Languages

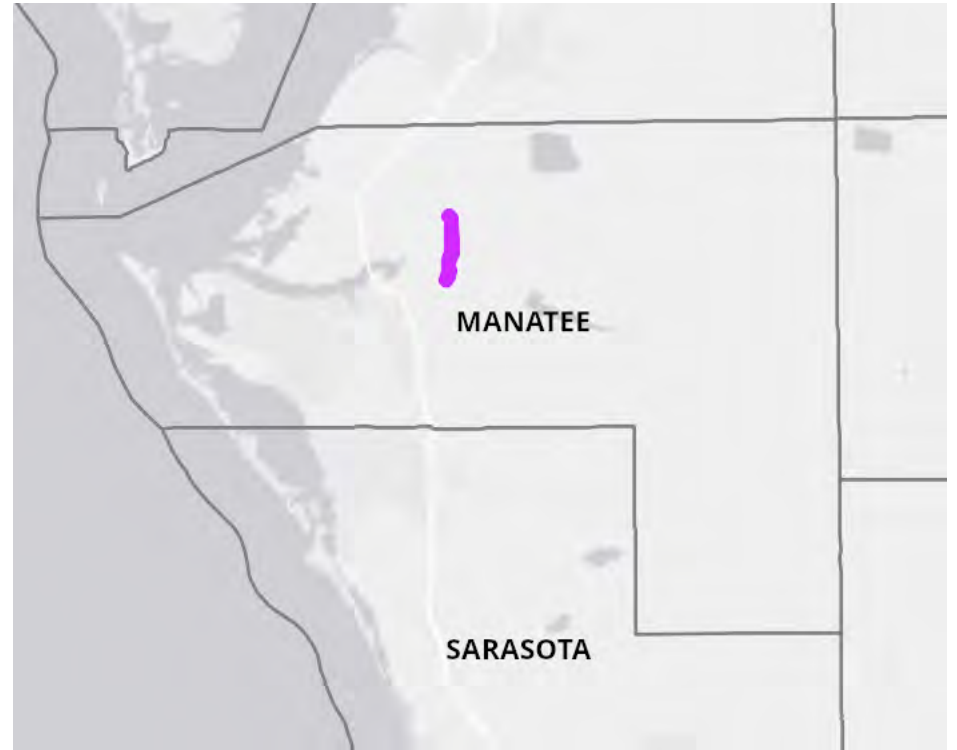
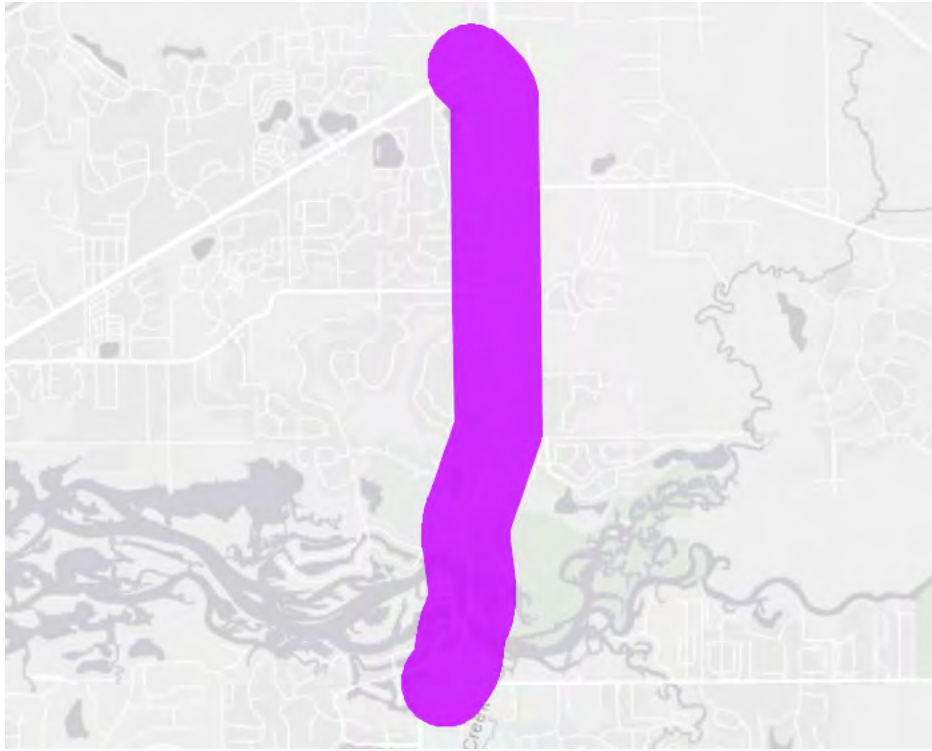
Description	ACS 2017-2021
Total Households by Household Language	767
Household Not Limited English Speaking Status	766
Spanish: Limited English speaking household	0
Indo-European languages: Limited English speaking household	0
Asian and Pacific Island languages: Limited English speaking household	0
Other languages: Limited English speaking household	0

Existing Land Use [15](#), [56](#)

Land Use Type	Acres	Percentage
Acreage Not Zoned For Agriculture	64	4.71%
Agricultural	178	13.11%
Centrally Assessed	0	0.00%
Industrial	2	0.15%
Institutional	9	0.66%
Mining	0	0.00%
Other	0	0.00%
Public/Semi-Public	162	11.93%
Recreation	24	1.77%
Residential	631	46.46%
Retail/Office	8	0.59%
Row	11	0.81%
Vacant Residential	60	4.42%
Vacant Nonresidential	0	0.00%
Water	20	1.47%
Parcels With No Values	33	2.43%



Location Maps



Community Facilities

The community facilities information below is useful in a variety of ways for environmental evaluations. These community resources should be evaluated for potential sociocultural effects, such as accessibility and relocation potential. The facility types may indicate the types of population groups present in the project study area. Facility staff and leaders can be sources of community information such as who uses the facility and how it is used. Additionally, community facilities are potential public meeting venues.

Florida Parks and Recreational Facilities

Facility Name	Address	Zip Code
FT HAMER PARK & BOAT RAMP	1605 FT HAMER RD	34219

Religious Centers

Facility Name	Address	Zip Code
NORTH RIVER CHURCH	5517 FT HAMER RD	34219
NORTH RIVER CHURCH	5517 FT HAMER RD	34219

Public Schools

Facility Name	Address	Zip Code
ANNIE LUCY WILLIAMS ELEMENTARY SCHOOL	3404 FORT HAMER RD	34219

Group Care Facilities

Facility Name	Address	Zip Code
ANNIE LUCY WILLIAMS ELEMENTARY	3404 FORT HAMER ROAD	34219
ANNIE LUCY WILLIAMS ELEMENTARY	3404 FORT HAMER ROAD	34219

Block Groups

The following Census Block Groups were used to calculate demographics for this report.

1990 Census Block Groups

120810019012, 120810020021, 120810019011, 120810019012, 120810020021, 120810019011

2000 Census Block Groups

120810019063, 120810020062, 120810019061, 120810019053, 120810019062, 120810020061, 120810019063, 120810020062, 120810019061, 120810019053, 120810019062, 120810020061

2010 Census Block Groups

120810020133, 120810019091, 120810020131, 120810019101, 120810020132, 120810019131, 120810019131, 120810019111, 120810020133, 120810019091, 120810020131, 120810019101, 120810020132, 120810019131, 120810019111

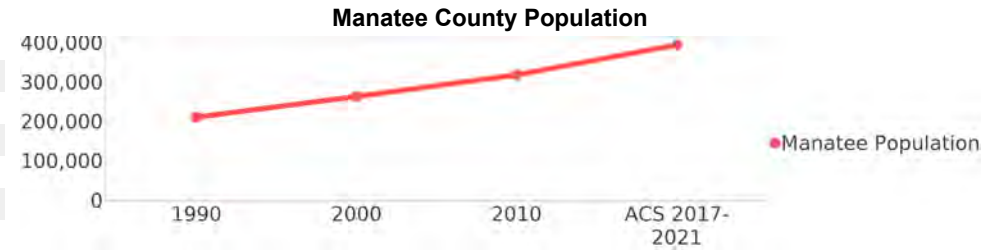
Census Block Groups

120810019091, 120810020182, 120810019132, 120810020251, 120810020181, 120810019131, 120810019113, 120810019103, 120810019091, 120810020182, 120810019132, 120810020251, 120810020181, 120810019131, 120810019113, 120810019103

Manatee County Demographic Profile

General Population Trends - Manatee ⁵

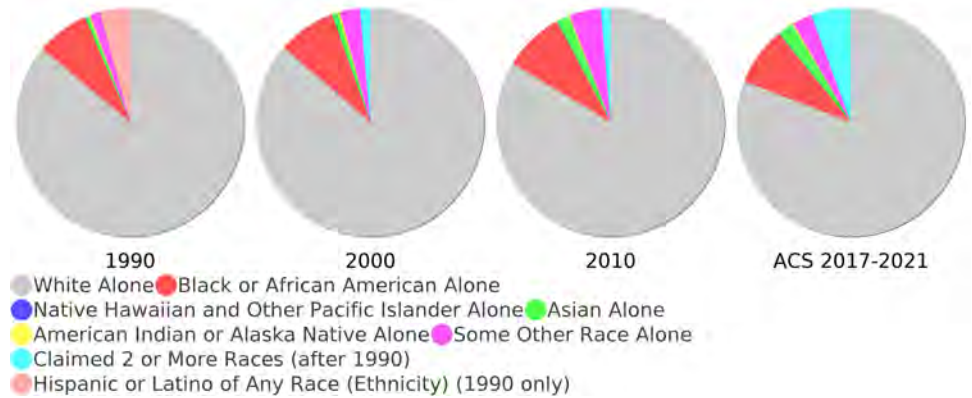
Description	1990	2000	2010 ¹	ACS 2017-2021
Total Population	211,707	264,002	318,619	394,824
Total Households	91,060	112,460	131,200	156,254
Average Persons per Acre	0.439	0.541	0.652	0.81
Average Persons per Household	2.325	2.294	2.00	2.50
Average Persons per Family	2.805	2.862	3.033	3.15
Males	100,147	127,294	154,353	191,748



Race and Ethnicity Trends - Manatee ^{5, 8, 9}

Description	1990	2000	2010 ¹	ACS 2017-2021
White Alone	190,328 (89.90%)	227,927 (86.34%)	266,303 (83.58%)	319,008 (80.80%)
Black or African American Alone	16,400 (7.75%)	21,580 (8.17%)	27,313 (8.57%)	32,741 (8.29%)
Native Hawaiian and Other Pacific Islander Alone	(NA)	115 (0.04%)	243 (0.08%)	323 (0.08%)
Asian Alone	1,165 (0.55%)	2,237 (0.85%)	5,512 (1.73%)	8,553 (2.17%)
American Indian or Alaska Native Alone	501 (0.24%)	741 (0.28%)	745 (0.23%)	971 (0.25%)
Some Other Race Alone	3,251 (1.54%)	7,540 (2.86%)	14,095 (4.42%)	10,973 (2.78%)
Claimed 2 or More Races	(NA)	3,862 (1.46%)	4,408 (1.38%)	22,255 (5.64%)
Hispanic or Latino of Any Race (Ethnicity)	9,424 (4.45%)	24,501 (9.28%)	44,460 (13.95%)	66,099 (16.74%)
Not Hispanic or Latino (Ethnicity)	202,283 (95.55%)	239,501 (90.72%)	274,159 (86.05%)	328,725 (83.26%)
Minority (Race and Ethnicity)	27,139 (12.82%)	51,521 (19.52%)	85,883 (26.95%)	117,730 (29.82%)

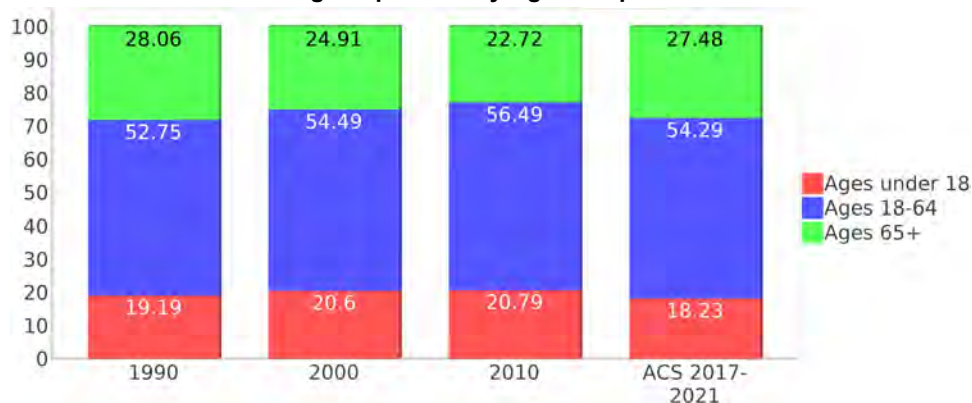
Manatee County Race



Age Trends - Manatee ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Under Age 5	5.83%	5.68%	5.82%	4.53%
Ages 5-17	13.35%	14.92%	14.97%	13.70%
Ages 18-21	4.06%	3.77%	4.06%	3.59%
Ages 22-29	9.88%	8.01%	8.11%	8.08%
Ages 30-39	13.36%	12.68%	10.56%	10.29%
Ages 40-49	10.34%	13.38%	13.34%	11.01%
Ages 50-64	15.11%	16.66%	20.43%	21.31%
Age 65 and Over	28.06%	24.91%	22.72%	27.48%
-Ages 65-74	15.60%	12.50%	11.53%	15.16%
-Ages 75-84	9.72%	9.45%	8.36%	9.02%
-Age 85 and Over	2.74%	2.97%	2.83%	3.30%
Median Age	NA	44	45	49

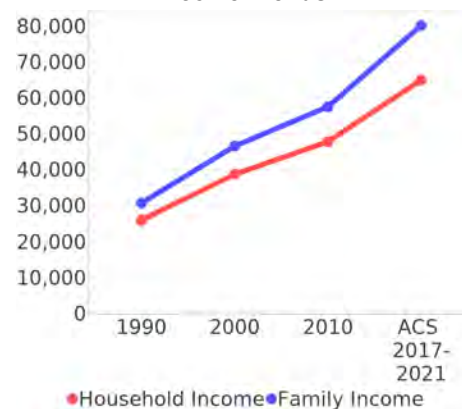
Percentage Population by Age Group - Manatee



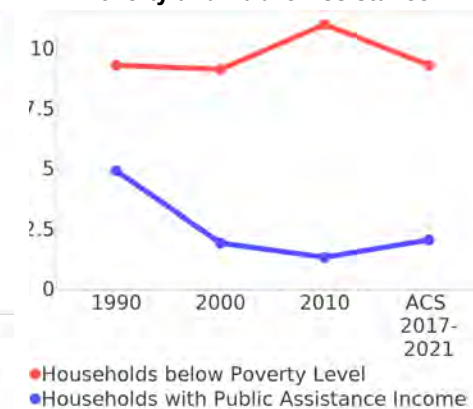
Income Trends - Manatee ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Median Household Income	\$25,951	\$38,673	\$47,812	\$64,964
Median Family Income	\$30,698	\$46,576	\$57,547	\$80,187
Population below Poverty Level	10.20%	10.08%	12.77%	10.36%
Households below Poverty Level	9.31%	9.13%	11.01%	9.31%
Households with Public Assistance Income	4.90%	1.92%	1.32%	2.05%

Income Trends



Poverty and Public Assistance



Disability Trends - Manatee ¹⁰

See the Data Sources section below for an explanation about the differences in disability data among the various years.

Description	1990	2000	2010 ¹	ACS 2017-2021
Population 16 To 64 Years with a disability	10,753 (6.25%)	32,131 (13.15%)	NA (NA)	NA (NA)
Population 20 To 64 Years with a disability	NA (NA)	NA (NA)	NA (NA)	20,624 (10.01%)

Educational Attainment Trends - Manatee ^{11, 5}

Age 25 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Less than 9th Grade	12,700 (8.12%)	10,847 (5.63%)	11,115 (4.83%)	10,581 (3.56%)
9th to 12th Grade, No Diploma	25,488 (16.30%)	24,930 (12.93%)	19,030 (8.28%)	18,374 (6.18%)
High School Graduate or Higher	118,189 (75.58%)	157,012 (81.44%)	199,808 (86.89%)	268,299 (90.26%)
Bachelor's Degree or Higher	24,178 (15.46%)	40,059 (20.78%)	58,929 (25.63%)	95,733 (32.21%)

Language Trends - Manatee ⁵

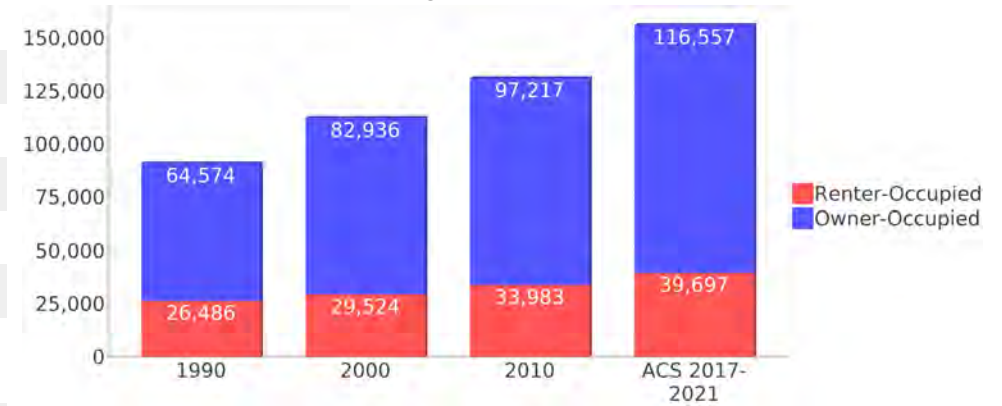
Age 5 and Over

Description	1990	2000	2010 ¹	ACS 2017-2021
Speaks English Well	3,288 (1.65%)	6,459 (2.59%)	10,169 (3.39%)	14,157 (3.76%)
Speaks English Not Well	NA (NA)	4,552 (1.83%)	9,106 (3.03%)	9,016 (2.39%)
Speaks English Not at All	NA (NA)	2,427 (0.97%)	3,809 (1.27%)	2,240 (0.59%)
Speaks English Not Well or Not at All	2,902 (1.46%)	6,979 (2.80%)	12,915 (4.30%)	11,256 (2.99%)
Speaks English Less than Very Well	NA (NA)	13,438 (5.40%)	23,084 (7.69%)	25,413 (6.74%)

Housing Trends - Manatee ⁵

Description	1990	2000	2010 ¹	ACS 2017-2021
Total	115,245	138,128	170,719	202,950
Units per Acre	0.239	0.283	0.35	0.42
Single-Family Units	48,723	72,151	97,709	122,490
Multi-Family Units	24,475	37,117	43,360	50,582
Mobile Home Units	16,910	27,891	29,316	29,554
Owner-Occupied Units	64,574	82,936	97,217	116,557
Renter-Occupied Units	26,486	29,524	33,983	39,697
Vacant Units	24,185	25,668	39,519	46,696
Median Housing Value	\$79,000	\$96,000	\$214,000	\$267,300
Occupied Housing Units w/No Vehicle	6,126 (6.73%)	7,342 (6.53%)	5,974 (4.55%)	6,206 (3.97%)
Median year householder moved into unit - Total	NA	NA	NA	2014
Median year householder moved into unit - Owner Occupied	NA	NA	NA	2011
Median year householder moved into unit - Renter Occupied	NA	NA	NA	2017
Abroad 1 year ago	NA	NA	NA	3,077
Different house in United States 1 year ago	NA	NA	NA	52,541
Same house 1 year ago	NA	NA	NA	336,075
Geographical Mobility in the Past Year - Total	NA	NA	NA	336,075

Housing Tenure - Manatee



Data Sources

ACS vs Census Data

(1) The 2010 Census data is represented by a combination of decennial and ACS (2006-2010) data. The General Population Trends, Race and Ethnicity Trends, Age Trends are entirely from decennial. The Income Trends, Language Trends are entirely from the ACS. The Housing Trends section is derived from both: Decennial (Total # Housing Units, Housing Units per Acre, Owner-Occupied Units, Renter-Occupied Units, Vacant Units); ACS (Single Family Units, Multi-family Units, Mobile Homes, Median Housing Value, Occupied Housing Units w/No Vehicle).

Area

(2) The geographic area of the community based on a user-defined community boundary or area of interest (AOI) boundary.

Jurisdiction

(3) Jurisdiction(s) includes local government boundaries that intersect the user-defined community or AOI boundary.

Goals, Values and History

(4) Information under the headings Goals and Values and History is entered manually by the user before the Sociocultural Data Report (SDR) is generated. This information is usually not available for communities with boundaries that are based on Census-defined places (i.e., not user-specified).

Demographic Data

(5) Demographic data reported under the headings General Population Trends, Race and Ethnicity Trends, Age Trends, Income Trends, Educational Attainment Trends, Language Trends, and Housing Trends is from the U.S. Decennial Census for 1990 and 2000 and the American Community Survey (ACS) 5-year estimates for 2006-2010 and ACS 2017-2021. The data was gathered at the block group level for user-defined communities, Census places, and AOIs, and at the county level for counties. Depending on the dataset, the data represents 100% counts (Census Summary File 1) or sample-based information (Census Summary File 3 or ACS). For more information about using demographic data, please see the training videos located here: <https://www.fdot.gov/environment/pubs/sce/sce1.shtm>.

About the Census Data

(6) The block group analysis for ETDM project analysis areas, user-defined communities, Census places, and AOI boundaries do not always correspond precisely to block group boundaries. To estimate the actual population more accurately, the SDR analysis adjusts the geographic area and data of affected block groups using the following methodology:

Delete overlapping census blocks with extremely low populations (2 or fewer people)
Remove the portion of the block group that lies outside of the analysis area
Recalculate the demographics assuming an equal area distribution of the population

Note that there may be areas where there is no population.

(7) Use caution when comparing the 100% count data (Decennial Census) to the sample-based data (ACS). In any given year, about one in 40 U.S. households will receive the ACS questionnaire. Over any five-year period, about one in eight households will receive the questionnaire, as compared to about one in six that received the long form questionnaire for the Decennial Census 2000. (Source: https://www.census.gov/content/dam/Census/programs-surveys/acs/news/10ACS_keyfacts.pdf) The U.S. Census Bureau provides help with this process: <https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data.html>

(8) Race and ethnicity are separate questions on the Census questionnaire. Individuals can report multiple race and ethnicity answers; therefore, numbers in the Race and Ethnicity portion of this report may add up to be greater than the total population. In addition, use caution when interpreting changes in race and ethnicity over time. Starting with the 2000 Decennial Census, respondents could select one or more race categories. Also in 2000, the placement of the question about Hispanic origin changed, helping to increase responsiveness to the Hispanic-origin question. Because of these and other changes, the 1990 data on race and ethnicity are not directly comparable with data from later censuses. (Source: <https://www.census.gov/library/publications/2001/dec/c2kbr01-01.html>)

(9) The "Minority" calculations use both the race and ethnicity responses from Census and ACS data. In this report, "Minority" refers to individuals who list a race other than White and/or list their ethnicity as Hispanic/Latino. In other words, people who are multi-racial, any single race other than White, or Hispanic/Latino of any race are considered minorities. We use the following formula: $MINORITY = TOTALPOP - WHITE_NH$ where TOTALPOP is the Total Population and WHITE_NH is the population with a race of White alone and an ethnicity of Not Hispanic or Latino. Translating this to the field names used in the census ACS source data, the formula looks like this: $MINORITY = B01003_E001 - B03002_E003$. (Note, the WHITE_NH population is not reported separately in this report.)

(10) Disability data is not included in the 2010 Decennial Census or the 2006-2010 ACS. This data is available in the ACS 2017-2021 ACS. Because of changes made to the Census and ACS questions between 1990 and ACS, disability variables should not be compared from year to year. For example: 1) with the 1990 data, the disabilities are listed as a "work disability" while this distinction is not made with 2000 or ACS data; 2) the ACS data includes the institutionalized population (e.g. persons in prisons and group homes) while this population is not included in 1990 or 2000; and 3) the age groupings changed over the years.

(11) The category Bachelor's Degree or Higher under the heading Educational Attainment Trends is a subset of the category High School Graduate or Higher.

(12) Income of households. This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income.

(13) Income of families. In compiling statistics on family income, the incomes of all members 15 years old and over related to the householder are summed and treated as a single amount.

(14) Age trends. The median age for 1990 is not available.

Land Use Data

(15) The Land Use information Indicates acreages and percentages for the generalized land use types used to group parcel-specific, existing land use assigned by the county property appraiser office according to the Florida Department of Revenue land use codes.

Community Facilities Data

- (16) Assisted Rental Housing Units - Identifies multifamily rental developments that receive funding assistance under federal, state, and local government programs to offer affordable housing as reported by the Shimberg Center for Housing Studies, University of Florida.
- (17) Mobile Home Parks - Identifies approved or acknowledged mobile home parks reported by the Florida Department of Business and Professional Regulation and Florida Department of Health.
- (18) Migrant Camps - Identifies migrant labor camp facilities inspected by the Florida Department of Health.
- (19) Group Care Facilities - Identifies group care facilities inspected by the Florida Department of Health.
- (20) Community Center and Fraternal Association Facilities - Identifies facilities reported by multiple sources.
- (21) Law Enforcement Correctional Facilities - Identifies facilities reported by multiple sources.
- (22) Cultural Centers - Identifies cultural centers including organizations, buildings, or complexes that promote culture and arts (e.g., aquariums and zoological facilities; arboreta and botanical gardens; dinner theaters; drive-ins; historical places and services; libraries; motion picture theaters; museums and art galleries; performing arts centers; performing arts theaters; planetariums; studios and art galleries; and theater producers stage facilities) reported by multiple sources.
- (23) Fire Department and Rescue Station Facilities - Identifies facilities reported by multiple sources.
- (24) Government Buildings - Identifies local, state, and federal government buildings reported by multiple sources.
- (25) Health Care Facilities - Identifies health care facilities including abortion clinics, dialysis clinics, medical doctors, nursing homes, osteopaths, state laboratories/clinics, and surgicenters/walk-in clinics reported by the Florida Department of Health.
- (26) Hospital Facilities - Identifies hospital facilities reported by multiple sources.
- (27) Law Enforcement Facilities - Identifies law enforcement facilities reported by multiple sources.
- (28) Parks and Recreational Facilities - Identifies parks and recreational facilities reported by multiple sources.
- (29) Religious Center Facilities - Identifies religious centers including churches, temples, synagogues, mosques, chapels, centers, and other types of religious facilities reported by multiple sources.
- (30) Private and Public Schools - Identifies private and public schools reported by multiple sources.
- (31) Social Service Centers - Identifies social service centers reported by multiple sources.
- (32) Veteran Organizations and Facilities

County Data Sources

ACS vs Census Data

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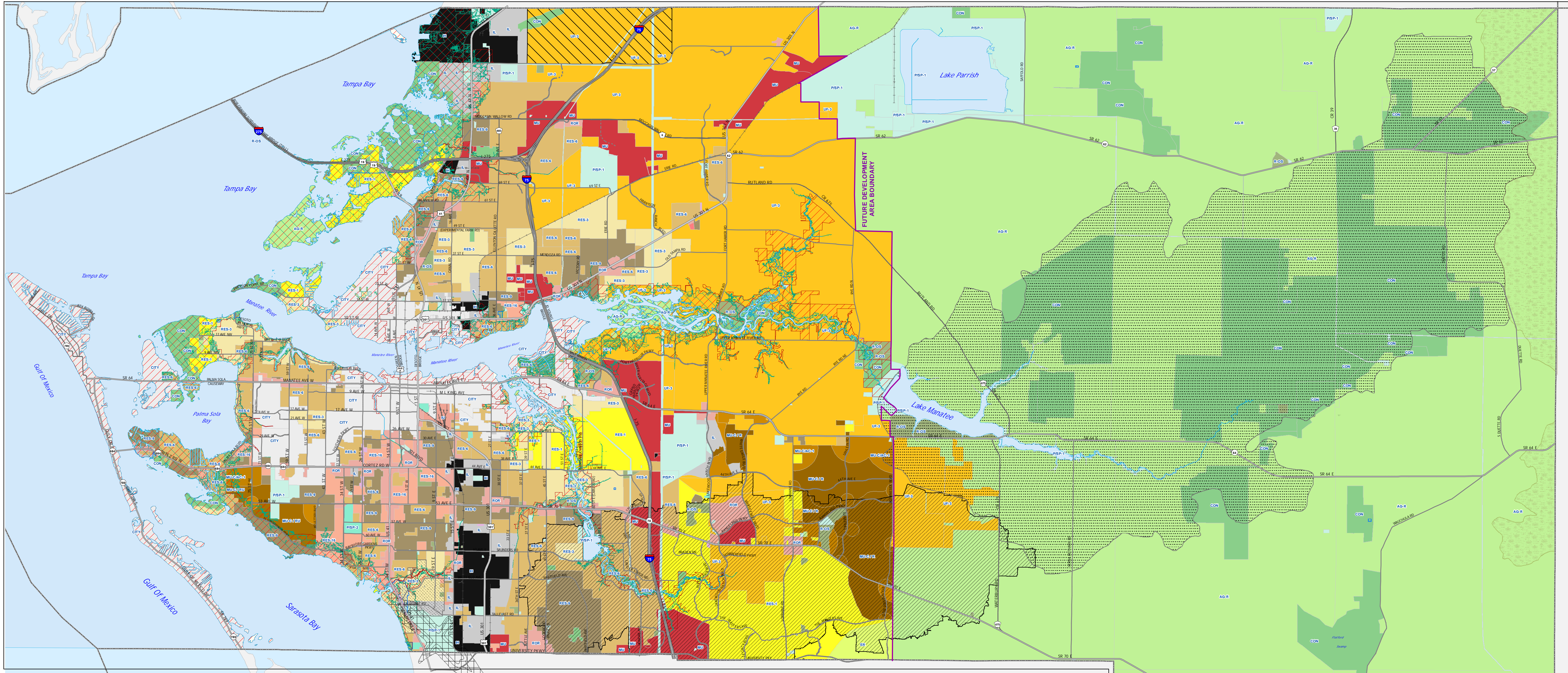
(38) The category Bachelor's Degree or Higher under the heading Educational Attainment Trends is a subset of the category High School Graduate or Higher.

Metadata

- (39) Community and Fraternal Centers https://etdmpub.florida-estat.org/meta/gc_communitycenter.xml
- (40) Correctional Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_correctional.xml
- (41) Cultural Centers in Florida https://etdmpub.florida-estat.org/meta/gc_culturecenter.xml
- (42) Fire Department and Rescue Station Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_firestat.xml
- (43) Local, State, and Federal Government Buildings in Florida https://etdmpub.florida-estat.org/meta/gc_govbuild.xml
- (44) Florida Health Care Facilities https://etdmpub.florida-estat.org/meta/gc_health.xml
- (45) Hospital Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_hospitals.xml
- (46) Law Enforcement Facilities in Florida https://etdmpub.florida-estat.org/meta/gc_lawenforce.xml
- (47) Florida Parks and Recreational Facilities https://etdmpub.florida-estat.org/meta/gc_parks.xml
- (48) Religious Centers https://etdmpub.florida-estat.org/meta/gc_religion.xml
- (49) Florida Public and Private Schools https://etdmpub.florida-estat.org/meta/gc_schools.xml
- (50) Social Service Centers https://etdmpub.florida-estat.org/meta/gc_socialservice.xml
- (51) Assisted Rental Housing Units in Florida https://etdmpub.florida-estat.org/meta/gc_assisted_housing.xml
- (52) Group Care Facilities <https://etdmpub.florida-estat.org/meta/groupcare.xml>
- (53) Mobile Home Parks in Florida https://etdmpub.florida-estat.org/meta/gc_mobilehomes.xml
- (54) Migrant Camps in Florida <https://etdmpub.florida-estat.org/meta/migrant.xml>
- (55) Veteran Organizations and Facilities https://etdmpub.florida-estat.org/meta/gc_veterans.xml
- (56) Generalized Land Use https://etdmpub.florida-estat.org/meta/lu_gen.xml
- (57) Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenacs_cci.xml
- (58) 1990 Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenblkgrp_1990_cci.xml
- (59) 2000 Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenblkgrp_2000_cci.xml
- (60) 2010 Census Block Groups in Florida https://etdmpub.florida-estat.org/meta/e2_cenblkgrp_2010_cci.xml

Attachment B – Future Land Use Map

FUTURE LAND USE



Manatee County, FL

Future Land Use Districts

	AG-R		MU		RES- 1
	ER		MU-C		RES- 3
	CITY		OL		RES- 6
	CON		OM		RES- 9
	IH		P/SP-1		RES- 16
	IL		P/SP-2		ROR
	IU		R-OS		UF- 3

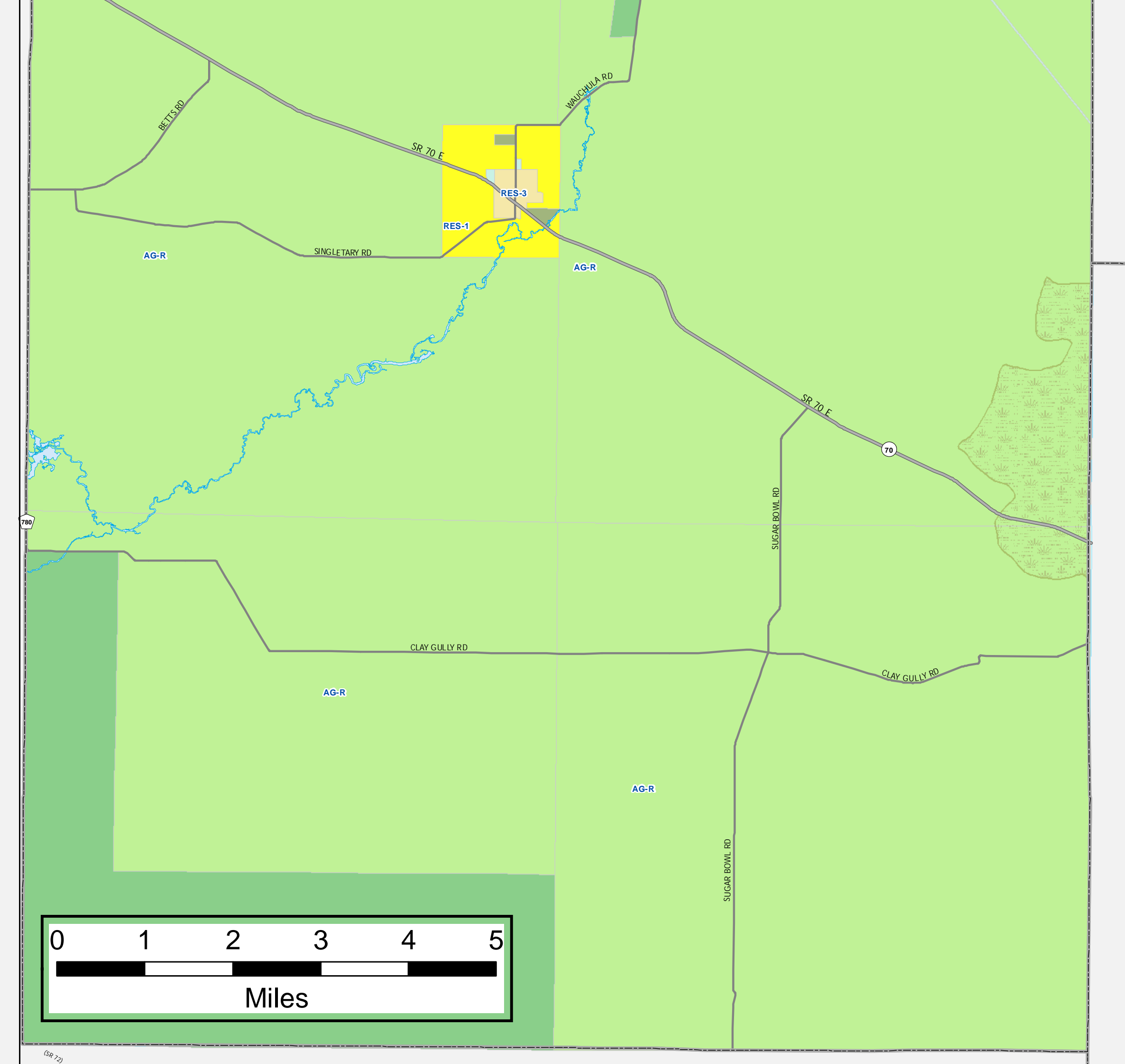
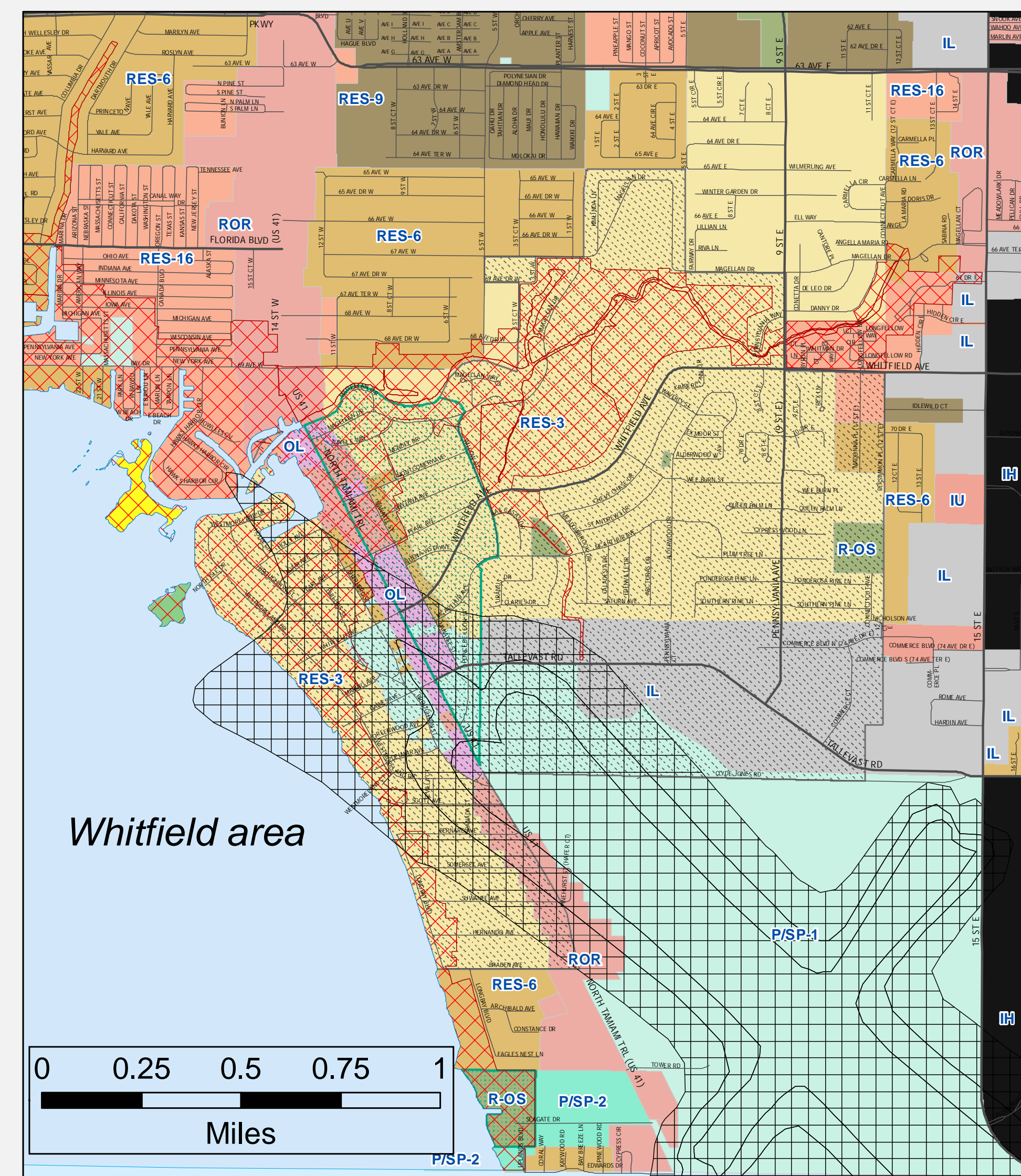
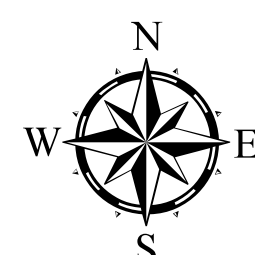
Overlay Districts

	Historical/Archaeological
	Peace River Watershed
	Manatee Watershed
	Evers Watershed
	Whitfield Residential
	Airport Impact
	Coastal Evacuation Area (Hurricane Evac Zone A)
	FL Intl. Gateway
	Coastal High Hazard

MAP UPDATED: MARCH 2024



This map was developed by the Manatee County Geographic Information Systems Division. It 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.



Attachment C – Public Involvement Summary



**ALTERNATIVES PUBLIC INFORMATION MEETING
PUBLIC COMMENT SUMMARY**

Date: Jan. 25, 2024 & February 1, 2024
Time: 5- 7 p.m.
In-Person Location: Parrish United Methodist Church, 12180 US 301, Parrish, FL 34219
Attendees: 108 (in-person) + 56 (virtual) Citizens
Elected Officials: Manatee County Commissioner James Satcher
Staff in attendance: Manatee County Staff: Tony Russo, Jerry Varghese, Chad Butzow, Scott May, Ogden Clark, Jeff Streitmatter, Tom Gerstenberger, Eric Shroyer, Evan Pilachowski, Nelson Galeano, Laura Ruiz, Debbie DeLeon
Consultant Staff: Cris Schooley, Shari Barnwell, Marc Ispass, Phil Reid, Mason Hoke, Molly Williams, Catherine Winter, Valerie Ciudad-Real, Dakota Larsen, Tina Allen

Below is a summary of the comments received during the comment period for the public meeting. The complete public meeting record is documented in the Alternatives Public Information Meeting Summary Overview, under separate cover. Of the comments analyzed, most were received electronically either before or after the meeting, as shown in the Figure 1.

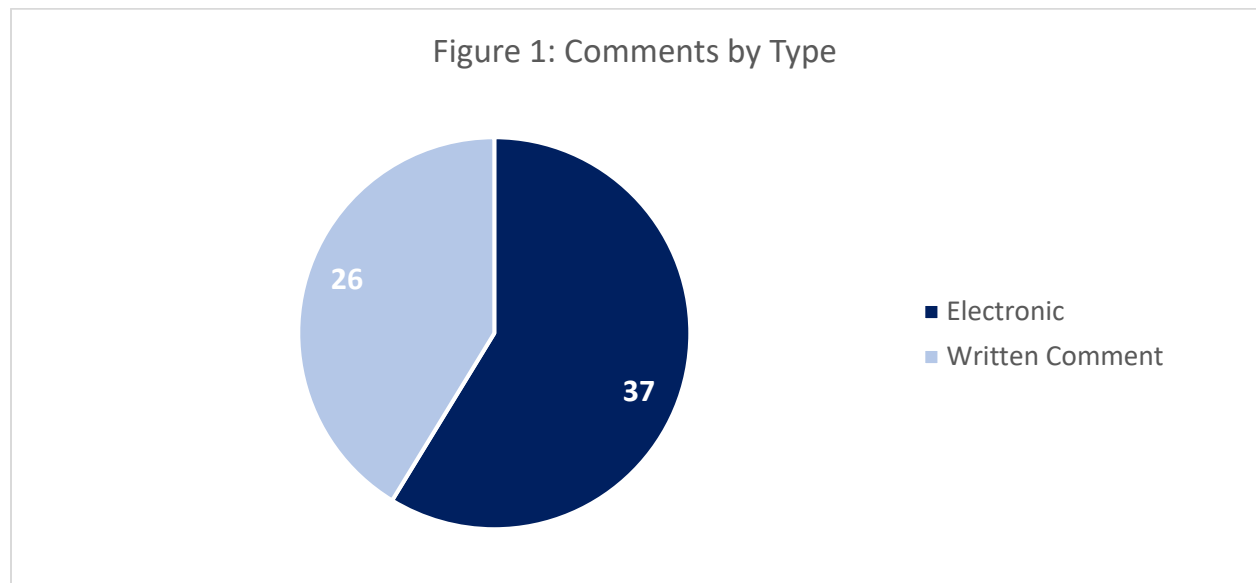


Figure 2 shows a chart of Alternative Preferences included in the public comments. Two build alternatives were displayed at the public meeting. Alternative 1 included widening Fort Hamer Road to four lanes with signalized intersections. Alternative 2 included widening Fort Hamer Road to four lanes with roundabout intersections. The No-Build Alternative was discussed as well, though no comments showed a preference for the No-Build. The majority of the comments received did not express a preference about the alternatives.

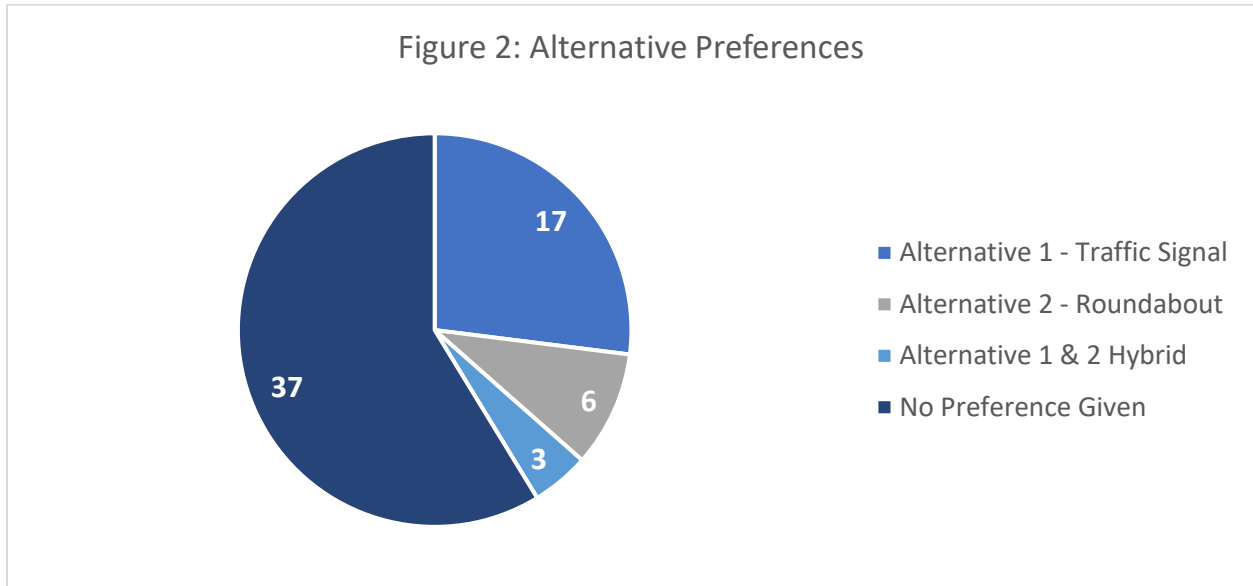


Figure 3 shows the top concerns that were received in the public comments. Boat and trailer access to Fort Hamer Park and through the project was mentioned most frequently as a concern. Other concerns related to Noise, Traffic Congestion, loss of Residential Housing Access, and loss of Landscaping.

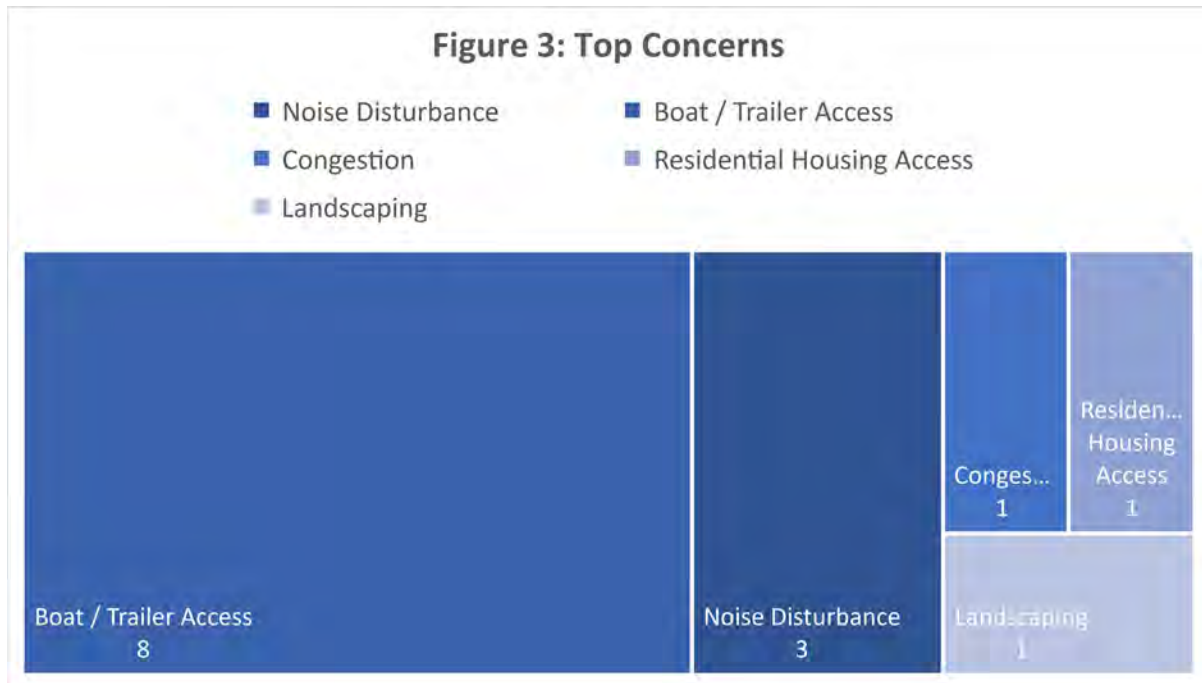




Figure 4 shows a graphical representation of the comments received. The most frequent comments received were requests for additional information, related to pedestrians/cyclists, or feedback on roundabouts. Comments in the “Roundabout Learning Barrier” bucket expressed concern about driver miss-use of potential roundabouts. It is recommended that additional materials and education on the use of roundabouts be included in the next public meeting.

