

Parrish Lakes DRI #269

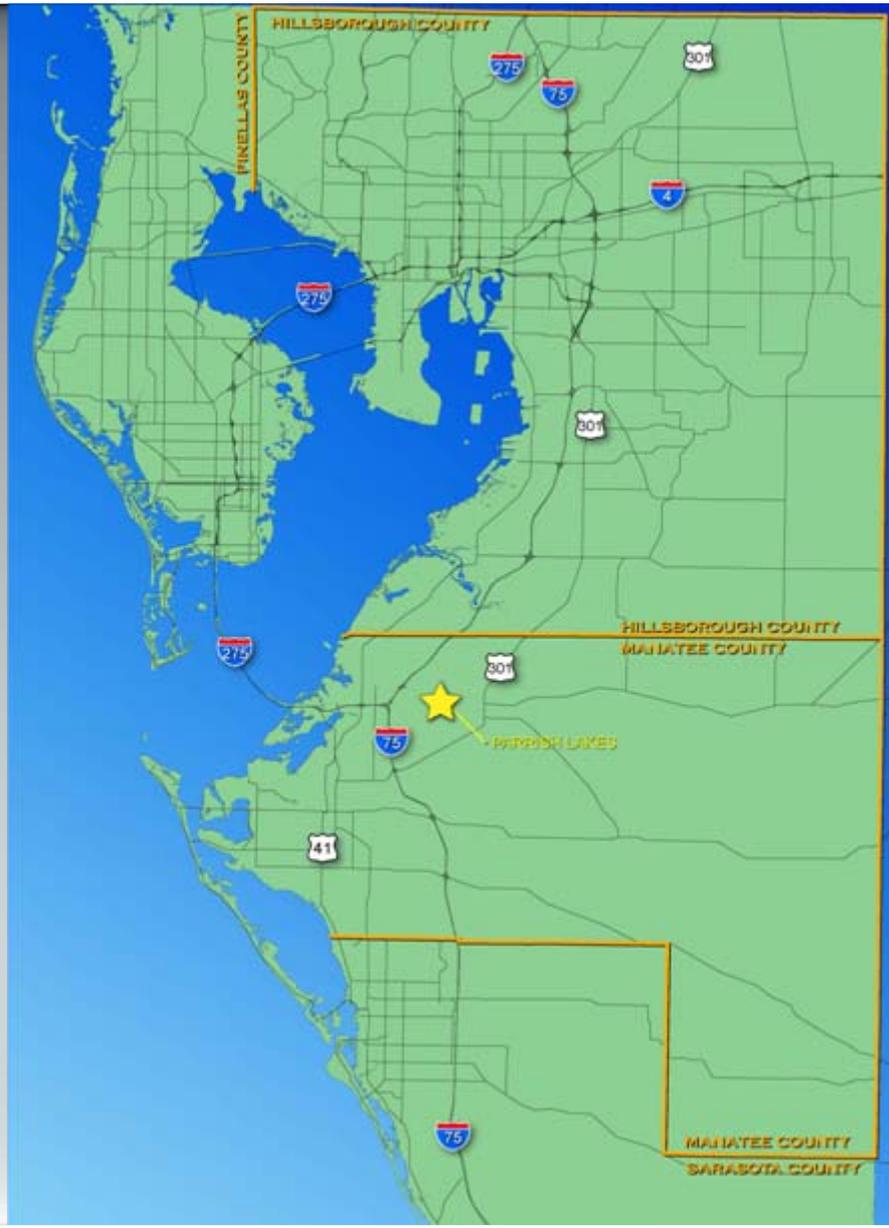
Tampa Bay Regional Planning Council
Final Report

April 11, 2011

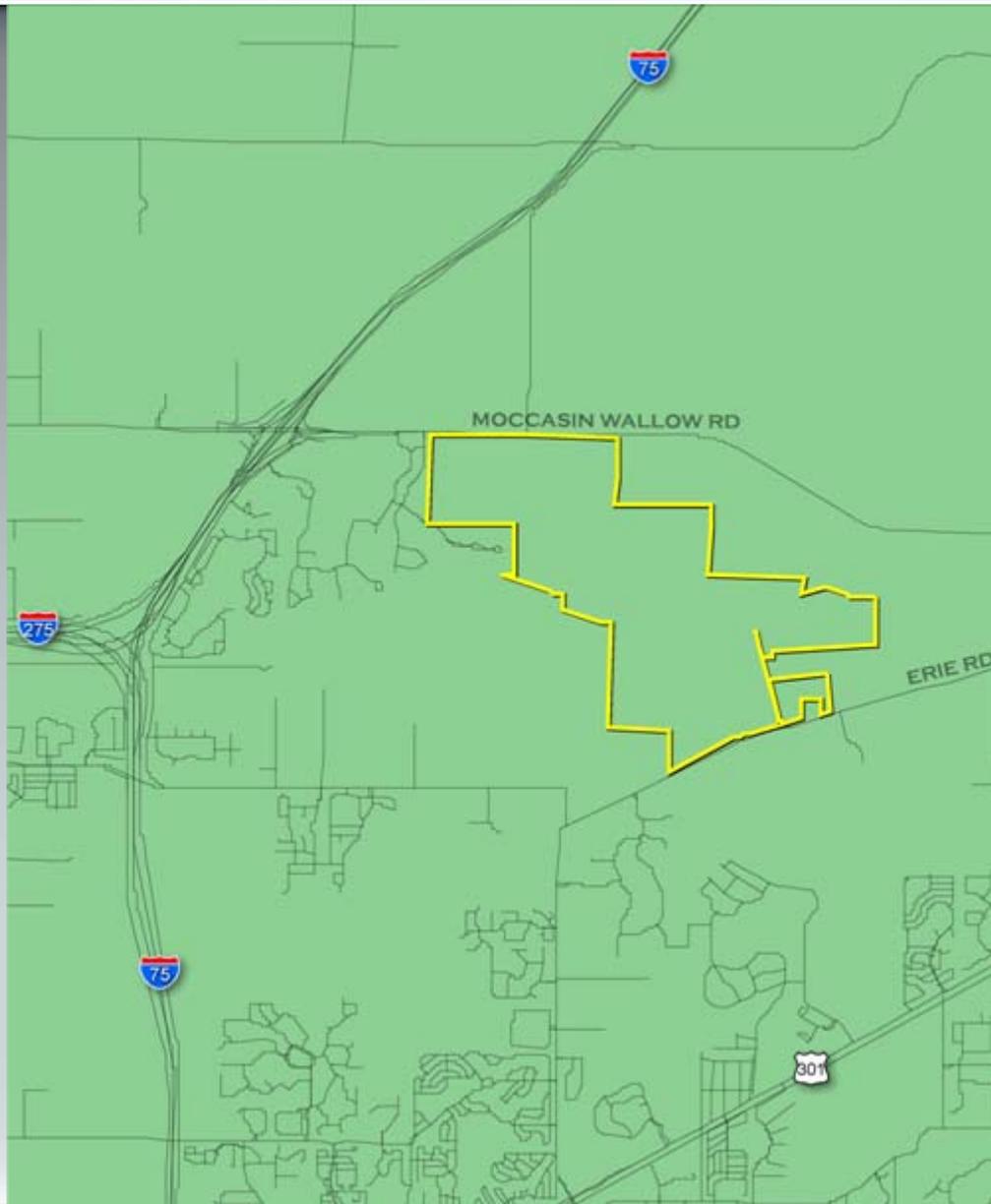
Parrish Lakes Applicant and Consulting Team

- Applicant: FLM, Inc.
 - Contact: Claude Melli
- Planning, Transportation, Environmental Consultant: King Engineering Associates, Inc.
 - Contact: Scott Sheridan
- Attorney: Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
 - Contact: William W. Merrill, III

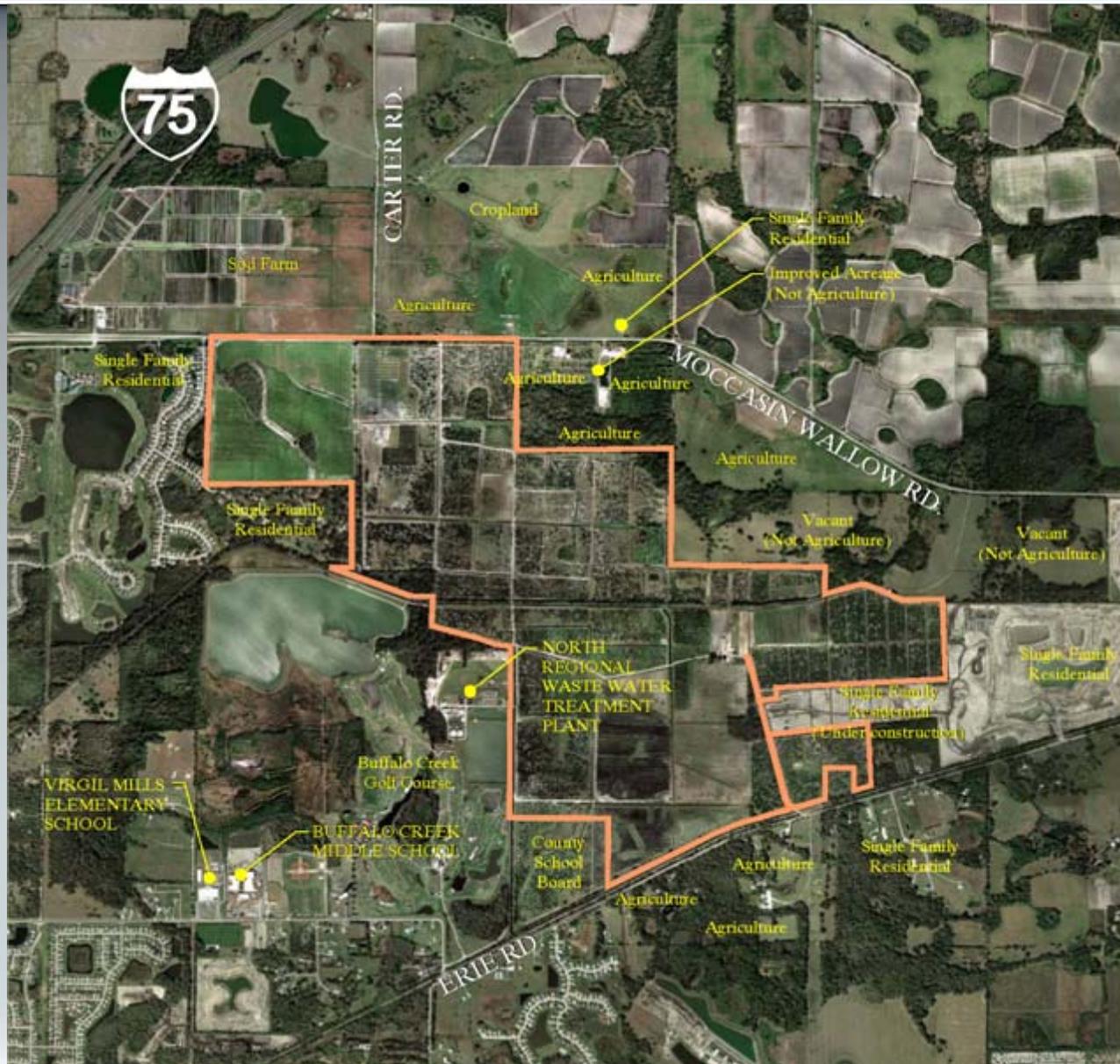
Regional Location



Project Location



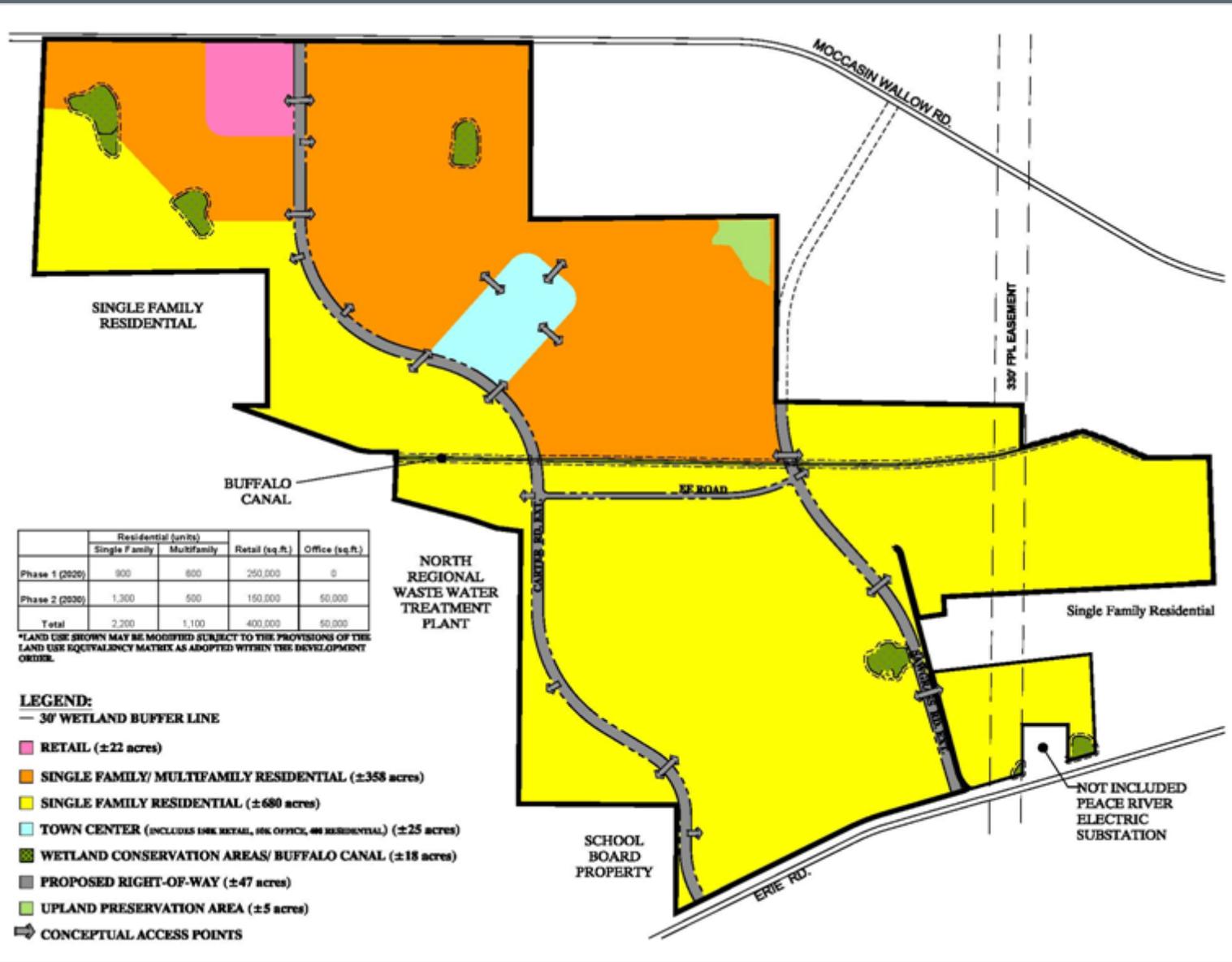
Project Aerial



Proposed Land Use

LAND USE	PHASE 1 (2020)	PHASE 2 (2030)	BUILDOUT (2030)
RESIDENTIAL	1,500	2,800	3,300
(Single Family Units)	(900)	(1,300)	(2,200)
(Multi-Family Units)	(600)	(500)	(1,100)
RETAIL (Square Feet)	250,000	150,000	400,000
OFFICE (Square Feet)	0	50,000	50,000

Proposed Map H



Developer Commitments

Preservation of 5.6 acres of upland habitat

Up to 26 acres of Parks and Open space to be provided to the County via a Master Parks Plan

Provision for land along Erie Rd. for the Willow-Ellenton trail

Buffers to all wetlands consistent with Manatee County Code and SWFWMD Regulations

Adherence to State and Federal regulations for listed species

Developer Commitments

The use of reclaim water

Ground and Surface Water Monitoring Plan

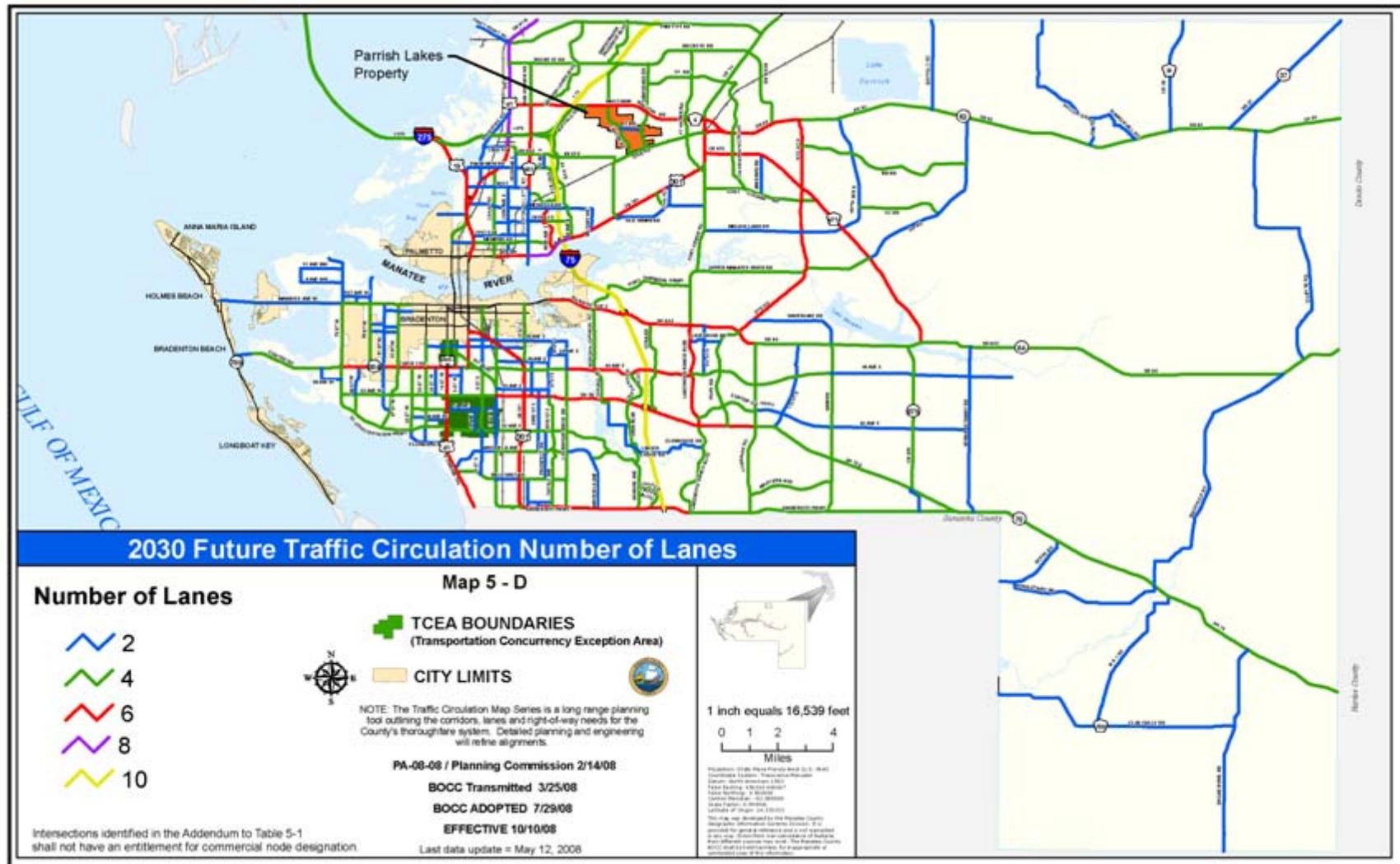
Minimal Impacts to Buffalo Creek

Provide access to the School Board property

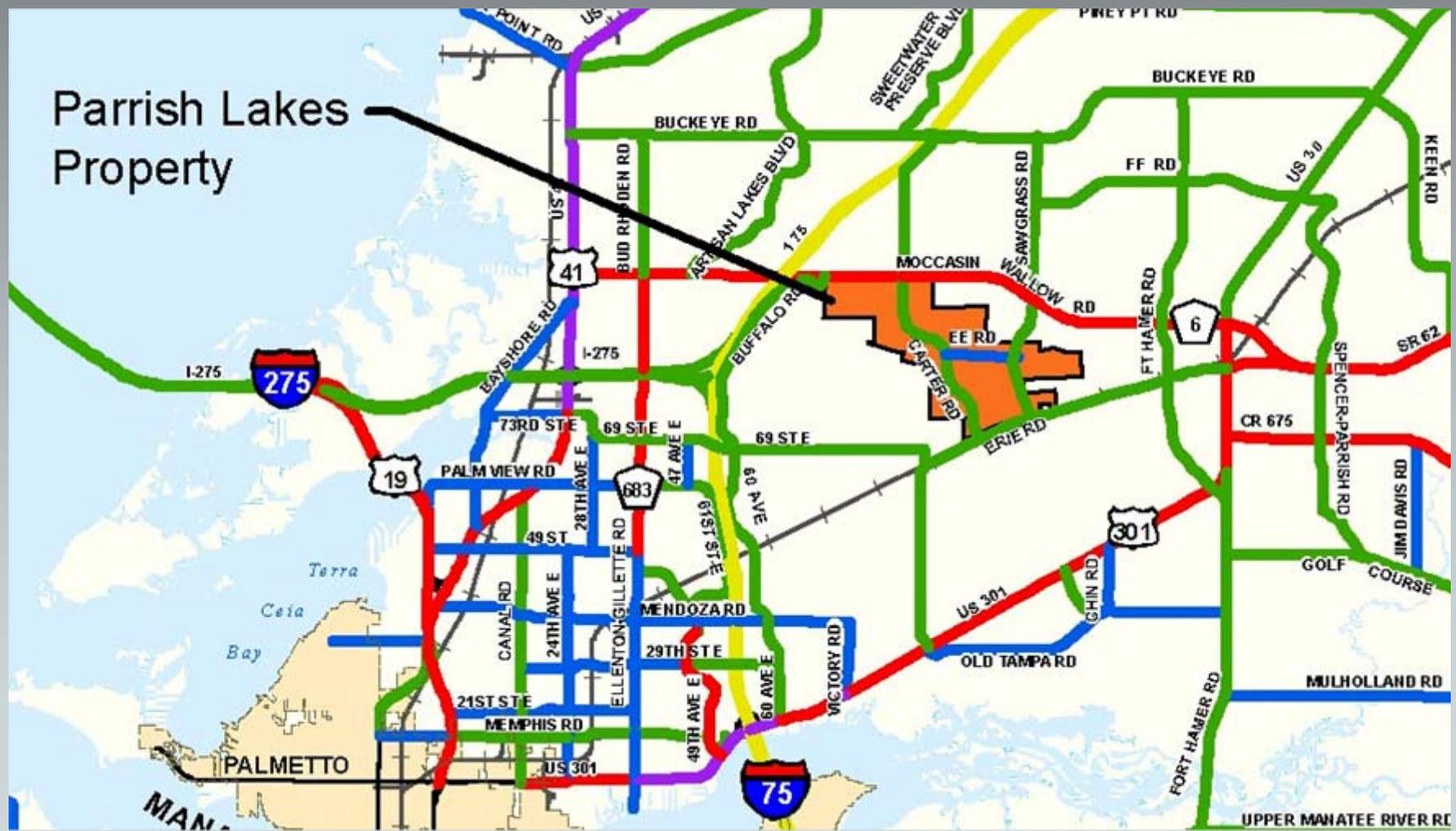
Voluntary Affordable/Workforce housing mitigation program

The construction of important transportation and utility infrastructure

Transportation



Transportation



Next Steps

- Adopt staff recommendation of final report
- Applicant to finalize Development Order with Manatee County – Next 60 days
- Manatee County hearing process – likely complete by the end of summer
- Questions