

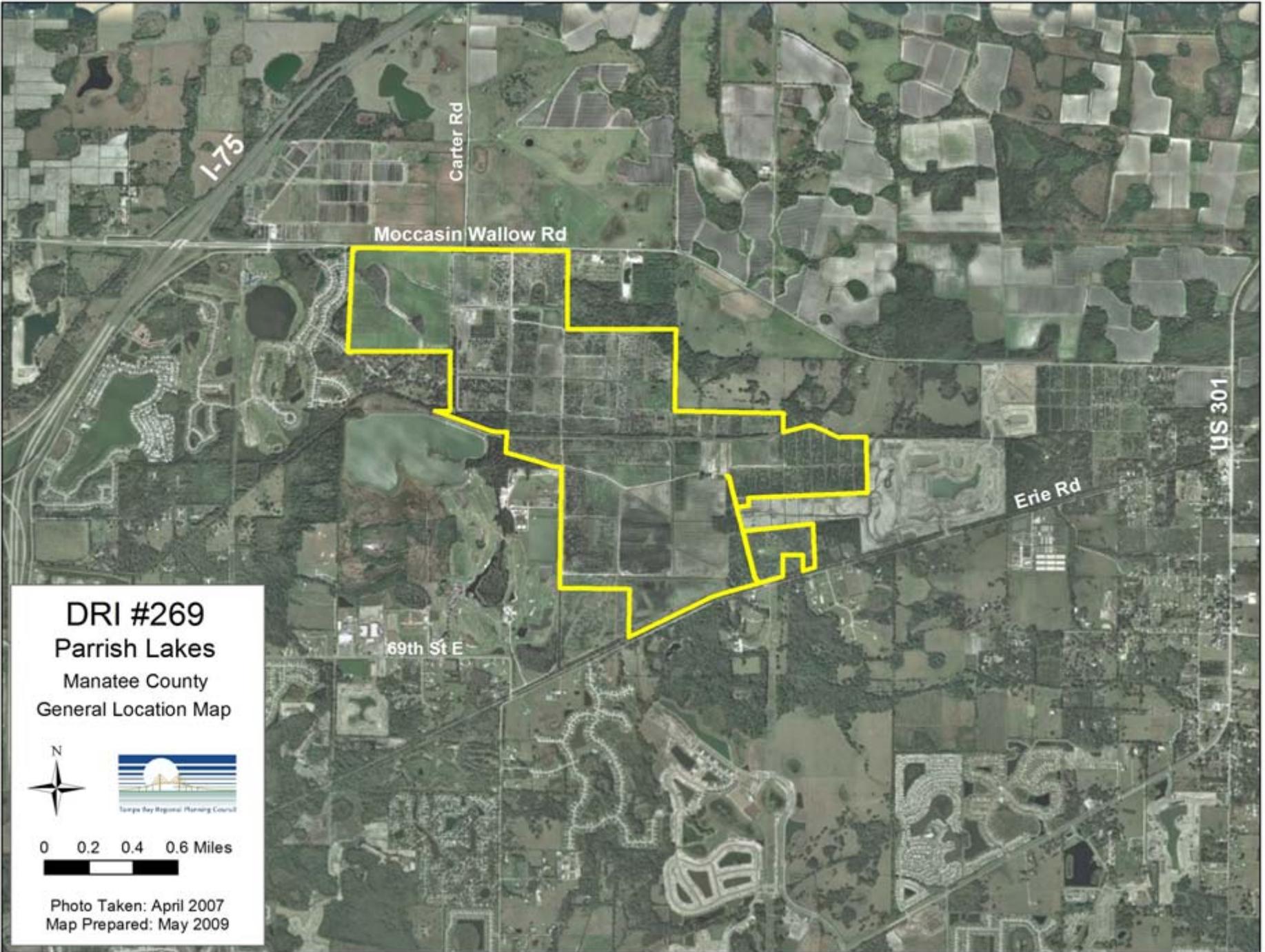


Tampa Bay Regional Planning Council

DRI #269
Parrish Lakes

Manatee County

Final Report



DRI #269

Parrish Lakes

Manatee County

General Location Map



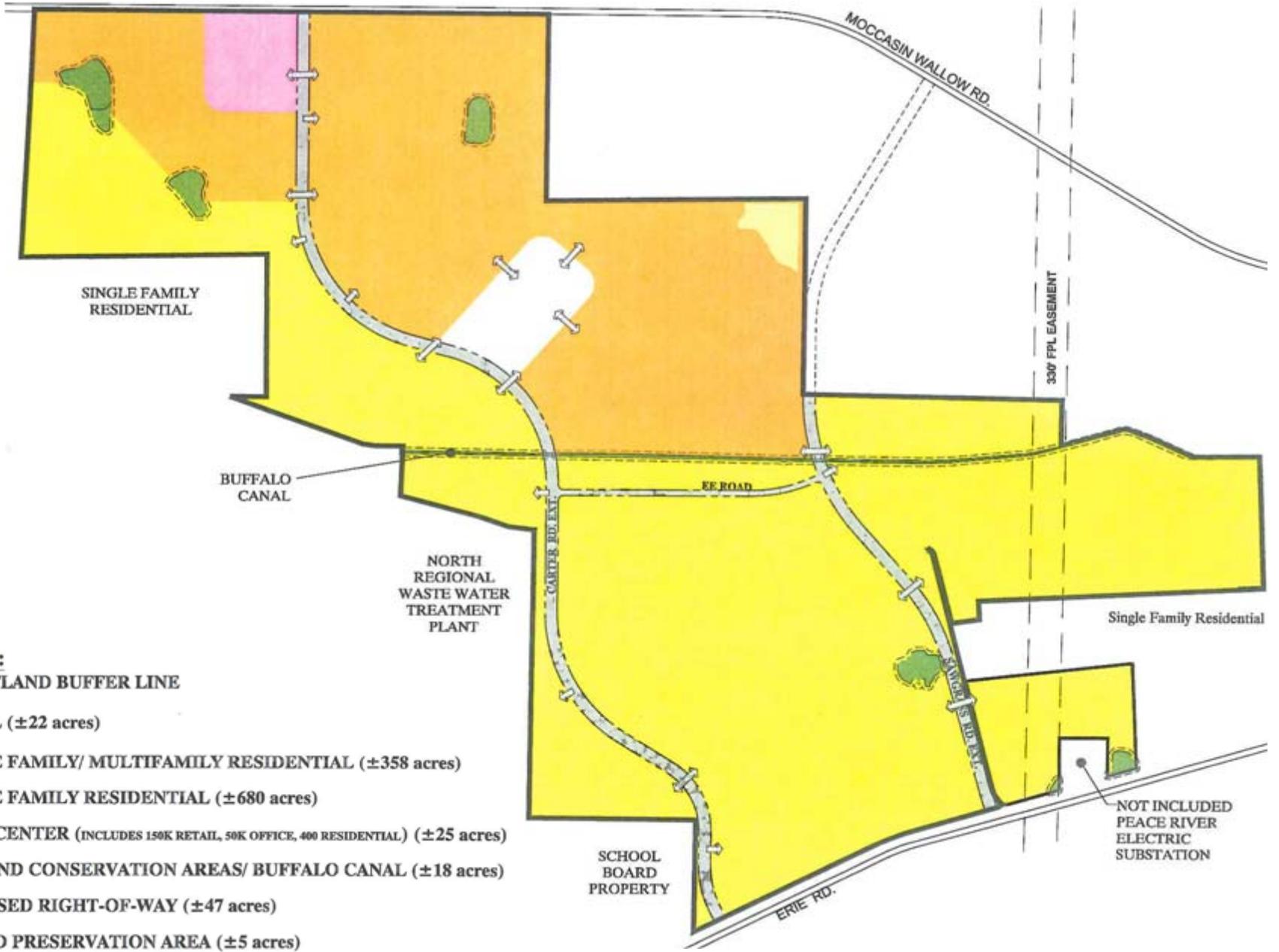
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Photo Taken: April 2007
Map Prepared: May 2009

Phasing Schedule

LAND USE	PHASE 1 (2020)	PHASE 2 (2030)	BUILDOUT (2030)
RESIDENTIAL			
(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



LEGEND:

- 30' WETLAND BUFFER LINE
- RETAIL (±22 acres)
- SINGLE FAMILY/ MULTIFAMILY RESIDENTIAL (±358 acres)
- SINGLE FAMILY RESIDENTIAL (±680 acres)
- TOWN CENTER (INCLUDES 150K RETAIL, 50K OFFICE, 400 RESIDENTIAL) (±25 acres)
- WETLAND CONSERVATION AREAS/ BUFFALO CANAL (±18 acres)
- PROPOSED RIGHT-OF-WAY (±47 acres)
- UPLAND PRESERVATION AREA (±5 acres)
- ⇒ CONCEPTUAL ACCESS POINTS

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Parrish Lakes

Regionally Significant Natural Resources Map

I-75

Carter Rd

Moccasin Wallow Rd

Erie Rd

 DRI Boundary

Florida Natural Areas Inventory (FNAI)

-  Coastal 04, Upland Communities
-  Coastal 04, Wetland Communities
-  Habitat 04, Priority 1, 2, 3
-  Natural Communities 04, Pine Flatwoods
-  Natural Communities 04, Sandhill
-  Natural Communities 04, Scrub
-  Natural Communities 04, Upland Hardwood Forest

SWFWMD Land Use Land Cover (LULC) Habitat

-  Dry Habitat
-  Wet Habitat



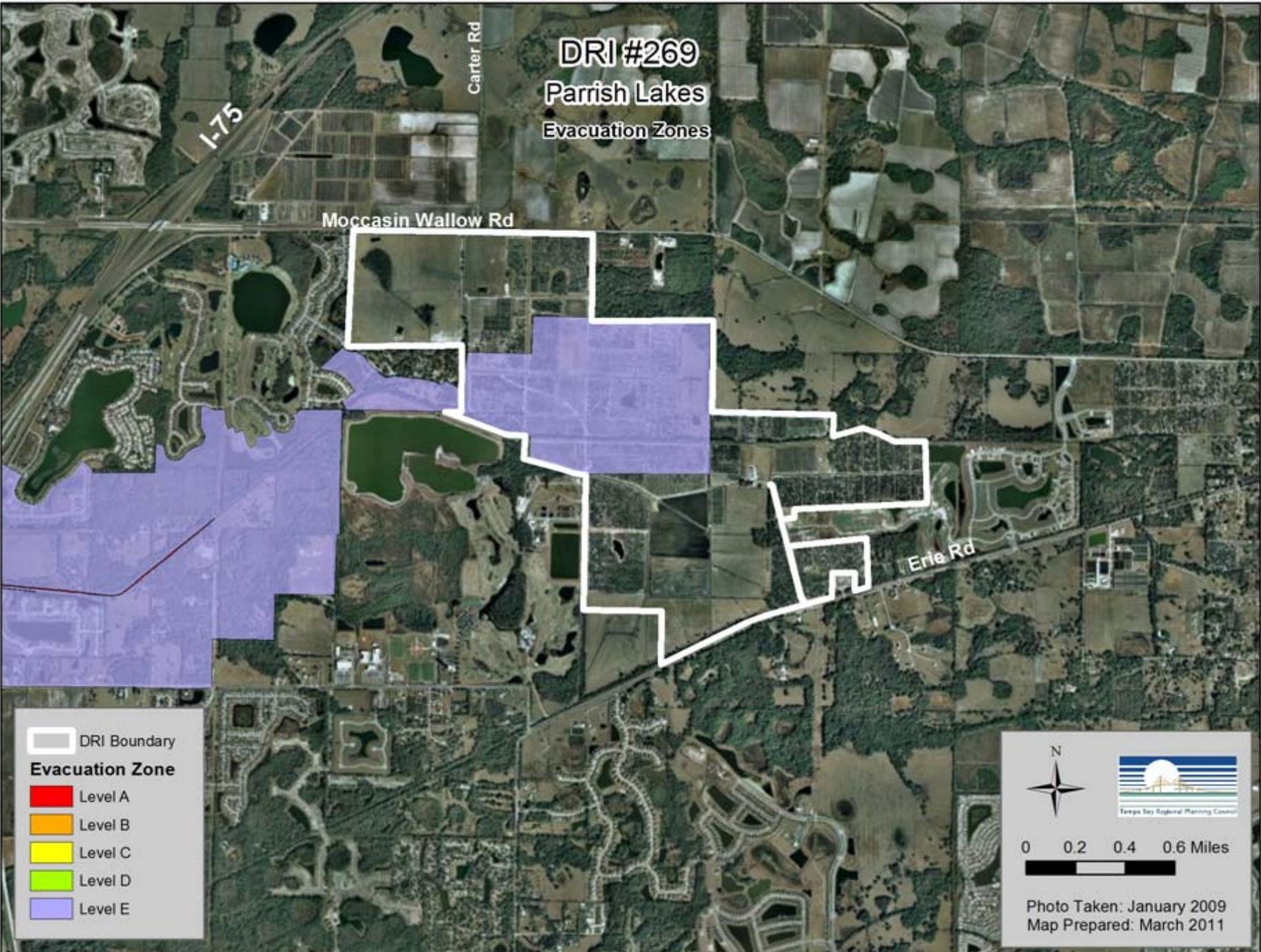


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DRI #269
Parrish Lakes
Evacuation Zones



 DRI Boundary

Evacuation Zone

-  Level A
-  Level B
-  Level C
-  Level D
-  Level E



0 0.2 0.4 0.6 Miles



Photo Taken: January 2009
Map Prepared: March 2011

Parrish Lakes

Notable Recommended Conditions

- Specific approval for both phases of a two-phase project with established buildout dates of 2020 for Phase 1 and 2030 for Phase 2;
- As committed, the Applicant shall provide parkland, right-of-way for continuance of the Ellenton-Willow Trail, and Upland Preservation area in northeast corner of project;

Parrish Lakes

Notable Recommended Conditions

- Preparation of a *Habitat Management Plan*, a *Stormwater Management Plan*, and a *Parks Master Plan*;
- Mitigation associated with impacted roadway segments and intersections identified within the Council's Final Report and requirement of a biennial traffic monitoring program; and
- Voluntary Affordable Housing/Workforce Housing Program.



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