FINAL REPORT

DRI #256
Northwest Sector
Manatee County

Tampa Bay Regional Planning Council

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REPORT ADOPTED: April 10, 2006

DRI #256 - NORTHWEST SECTOR
MANATEE COUNTY

Table of Contents

SECTION I - INTRODUCTION

Applicant Information 1
Chronology of Project 2
Project Description 2
Development Area 3
Summary of Project Benefits and Impacts 5
Maps

1. General Location Map 6
2. Master Development Plan Map 7
3 *Natural Resources of Regional Significance* Map 8

SECTION II - REGIONAL IMPACTS

Economy 9
Vegetation, Wildlife and Wetlands 10
Water Quality and Stormwater Management 12
Soils 13
Floodplains 13
Water Supply 14
Wastewater Management 15
Solid Waste/Hazardous Waste/Medical Waste 16
Transportation 17
Air Quality 18
Affordable Housing 19
Police and Fire Protection 20
Recreation and Open Space 20
Education 20
Health Care 21
Energy 21
Historical and Archaeological 22

SECTION III - DEVELOPER COMMITMENTS

General 23
Vegetation and Wildlife 23
Wetlands 25
Water Quality 26
Soils 27
Floodplains 28
Water Supply 28
Stormwater Management 28
Transportation 29
Air Quality 30
Recreation and Open Space 30
Education 31
Energy 31

SECTION IV - RECOMMENDED REGIONAL CONDITIONS

Vegetation, Wildlife and Wetlands 33
Water Quality and Stormwater Management 34
Soils 35
Floodplains 35
Water Supply 35
Wastewater Management 36
Stormwater Management 36
Solid Waste/Hazardous Waste/Medical Waste 37
Transportation 37
Air Quality 41
Hurricane Preparedness 41
Affordable Housing 41
Police and Fire Protection 41
Recreation and Open Space 42
Energy 42
Historical and Archaeological 42
General Conditions 42

SECTION V - REVIEW AGENCY COMMENTS

Southwest Florida Water Management District 47
Florida Department of Environmental Protection 51
Florida Department of Transportation 53

SECTION I - INTRODUCTION
DRI #256 - NORTHWEST SECTOR
MANATEE COUNTY

This report is prepared in accordance with the Florida Land and Water Management Act, Chapter 380, Florida Statutes (F.S.), and in compliance with this legislation addresses the development's efficient use or undue burdening of public facilities in the region, as well as the positive and negative impacts of the development on economics and natural resources. The report presents the findings and recommendations of the Tampa Bay Regional Planning Council (TBRPC) based upon data presented in the Development of Regional Impact (DRI) application (ADA, and all Sufficiency Responses) as well as upon information obtained through on-site inspections, local and state agencies, outside sources and comparisons with local and regional plans. Policies cited in this report are from the Council's adopted policy document, *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region* (SRPP), adopted March 12, 1996, as amended.

APPLICANT INFORMATION	
OWNERS	Mr. Todd Pokrywa SMR North 70, LLC 6215 Lorraine Road Bradenton, FL 34202
	Mr. James R. Schier Equitable National Property Company, LLC 8210 Lakewood Ranch Boulevard Bradenton, FL 34202
	Mr. Frank Cassata FC LLC, Park Vista Apts. Inc. & Presidential Apts. and Housing Inc. 7511 S. Tamiami Trail Sarasota, FL 34231
LEGAL COUNSELS	Caleb Grimes, Esq. Grimes Goebel Grimes et al 1023 Manatee Avenue West Bradenton, FL 34205
	Cliff Walters, Esq. Blalock, Walters, Held & Johnson 802 11th Street West Bradenton, FL 34205
PLANNING	Ms. Diane Chadwick Wilson Miller, Inc. 1101 Channelside Drive, Suite 400N Tampa, FL 33602
TRANSPORTATION	Mr. Joe Grimail, P.E. Grimail Crawford, Inc. 5444 Bay Center Drive, Suite 204 Tampa, FL 33609

APPLICANT INFORMATION	
ENVIRONMENTAL	Mr. Mike Burton Environmental Affairs Consultants, Inc. Post Office Box 337 Palmetto, FL 34220
ECONOMIC	Mr. Stan Geberer Fishkind & Associates, Inc. 11869 High Tech Avenue Orlando, FL 32817
ARCHAEOLOGICAL	Mr. John Whitaker Janus Research, Inc. 1300 N. Westshore Blvd., Suite 100 Tampa, FL 33607

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	August 4, 2004
Preapplication Conference	-	September 27, 2004
ADA Submittal	-	March 2, 2005
Site Inspection	-	March 28, 2005
ADA Comments	-	April 1, 2005
First Sufficiency Response Submittal	-	July 15, 2005
First Sufficiency Response Comments	-	August 12, 2005
Second Sufficiency Response Submittal	-	October 31, 2005
Second Sufficiency Response Comments	-	November 30, 2005
Third Sufficiency Response Submittal	-	January 27, 2006
Declaration of Sufficiency by TBRPC	-	February 24, 2006
Notify Manatee County to Set Hearing Date	-	February 24, 2006
Notification Received of Hearing Date	-	March 20, 2006
TBRPC *Final Report* adoption	-	April 10, 2006
Manatee County BOCC Meeting	-	September 19, 2006

PROJECT DESCRIPTION

The applicant for the Northwest Sector Development of Regional Impact (DRI) is seeking specific DRI approval for development of a 1,518.9-acre, predominantly residential development in south central Manatee County. The project is generally located along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), slightly more than 1.5 miles south of S.R. 64, as illustrated on ***Map 1***. As indicated in the table below, the project is proposed to contain: 4,446 residential units, 200,000 sq. ft. of commercial space and 105,000 sq. ft. of office space upon full buildout in 2019. Specific approval of only Phase 1 is requested and recommended. With an identified buildout in 2011, Phase 1 will consist of: 3,000 residential units, 200,000 sq. ft. of Commercial, 105,000 sq. ft. of Office and

a 10-acre park. Specific approval of Phase 2 will be contingent upon submittal of further transportation and air quality in accordance with Section 380.06, F.S., with a requirement for the prior conduct of a transportation methodology meeting. Reanalysis of affordable housing associated with Phase 2 shall only be required if non-residential uses are added to proposed Phase 2 and/or Rule 9J-2.0248, FAC is modified regarding affordable housing. Verification of adequate public utility and school capacity will also be required.

The applicant has also requested approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between the various approved project uses, within specific ranges.

The proposed plan of development is as follows:

LAND USE		PHASE 1 (2011)	PHASE 2 (2019)	TOTAL
RESIDENTIAL	(UNITS)	3,000	1,446	4,446
	(Single-Family)	(2,650)	(1,446)	(4,096)
	(Multi-Family)	(350)	(0)	(350)
RETAIL	(SQ. FT.)	200,000	0	200,000
OFFICE	(SQ. FT.)	105,000	0	105,000
PARK	(ACRES)	10	0	10

As depicted on the Master Development Plan (***Map 2***), the majority of non-residential uses will line the northern or western boundaries of the project along 44th Avenue and Lakewood Ranch Boulevard. The remainder of the site is essentially residential, park and environmental features.

Map 3 has been provided to indicate the *Natural Resources of Regional Significance* located within the project site.

DEVELOPMENT AREA:

LAND USE	FLUCCS #	EXISTING		AT BUILDOUT	
		Acres	% of Site	Acres	% of Site
Other Open Land	194	1.9	0.13	0.0	0.00
Other Open Land*	194	0.0	0.00	17.5	1.15
Improved Pasture	211	276.9	18.23	0.0	0.00
Row Crops	214	315.7	20.78	0.0	0.00
Citrus Groves	221	404.8	26.65	0.0	0.00
Sod Farms	242	52.8	3.48	0.0	0.00

LAND USE	FLUCCS #	EXISTING		AT BUILDOUT	
		Acres	% of Site	Acres	% of Site
Other Open Lands (Rural)	260	70.8	4.66	0.0	0.00
Rangeland	300	3.7	0.24	0.0	0.00
Palmetto Prairies	321	14.2	0.93	3.5	0.23
Pine Flatwoods	411	112.7	7.42	16.3	1.07
Pine-Mesic Oak	414	59.1	3.89	13.2	0.87
Streams and Waterways	510	1.1	0.07	1.0	0.06
Lakes	523, 524	67.8	4.47	67.8	4.47
Wetland Hardwood Forests	610	3.6	0.24	3.6	0.24
Stream and Lake Swamps	615	58.1	3.83	58.1	3.83
Vegetated Non-forested Wetlands	640	32.1	2.11	32.0	2.10
Freshwater Marshes	641	31.7	2.09	31.7	2.09
Wetland Prairies	643	11.9	0.78	11.9	0.78
Residential/Low Density	100	0.0	0.00	1,217.2	80.14
Mixed Use	100	0.0	0.00	11.0	0.72
Commercial/Office	100	0.0	0.00	24.1	1.59
Parks	185	0.0	0.00	10.0	0.66
	TOTAL	**1,518.9**	**100.00**	**1,518.9**	**100.00**

* - Includes agricultural/ruderal lands to be converted to suitable vegetated buffer habitats.

Source: SR3/Table 12-1 Revised

SUMMARY OF PROJECT BENEFITS AND IMPACTS

The following summary identifies those benefits and impacts anticipated following project buildout:

BENEFITS	Employment[1]	Permanent Employment in Phase 1:	*820 jobs*
		Permanent Employment at Buildout:	*820 jobs*
	Government Tax Revenue[2]	Estimated School Board Taxes & Fees (through Buildout):	*$ 23,000,000*
		Estimated County Impact Fee Revenues (through Buildout):	*$ 14,700,000*
		Estimated County Ad Valorem Tax Revenues (at Buildout):	*$ 9,400,000*
		Estimated Other County Revenues (at Buildout):	*$ 3,300,000*
		Estimated Other Agency Revenues (through Buildout):	*$ 863,000*
IMPACTS	Water Supply[3]	Estimated Avg. Daily Potable Water (Phase 1):	*741,560 gpd*
		Estimated Avg. Daily Non-Potable Water (Phase 1):	*753,157 gpd*
		Estimated Avg. Daily Potable Water (At Buildout):	*1,088,600 gpd*
		Estimated Avg. Daily Non-Potable Water (At Buildout):	*1,103,710 gpd*
	Wastewater[4]	Estimated Average Daily Flow (Phase 1):	*862,930 gpd*
		Estimated Average Daily Flow (At Buildout):	*1,275,040 gpd*
	Solid Waste[5]	Estimated Average Daily Generation (Phase 1):	*64,542 lbs./day*
		Estimated Average Daily Generation (At Buildout):	*95,342 lbs./day*
	Transportation[6]	Estimated Trip Generation following completion of Phase 1:	
		Phase 1 P.M. Peak Hour Trips:	*4,220 (2,309 Inbound/1,911 Outbound)*
		Ph. 1 Net Ext. P.M. Peak Hour Trips:	*3,340 (1,869 Inbound/1,471 Outbound)*
	Affordable Housing[7]	Affordable Housing Supply in Phase 1:	*1,155 Units*
		Affordable Housing Demand in Phase 1:	*378 Units*
		[SUPPLY MINUS DEMAND]	*+777 Units**
	School[8]	Estimated Elementary School Students at Buildout:	*715 Students*
		Estimated Middle School Students at Buildout:	*373 Students*
		Estimated High School Students at Buildout:	*466 Students*
		[TOTAL PROJECTED STUDENTS]	*1,544 Students*
	Energy[9]	Estimated Average Daily Electrical Demand (At Buildout):	*55,671 KW*
		Estimated Average Peak Hour Demand (At Buildout):	*30,619 KW*

DEFINITIONS:

gpd - gallons per day
KW - kilowatts

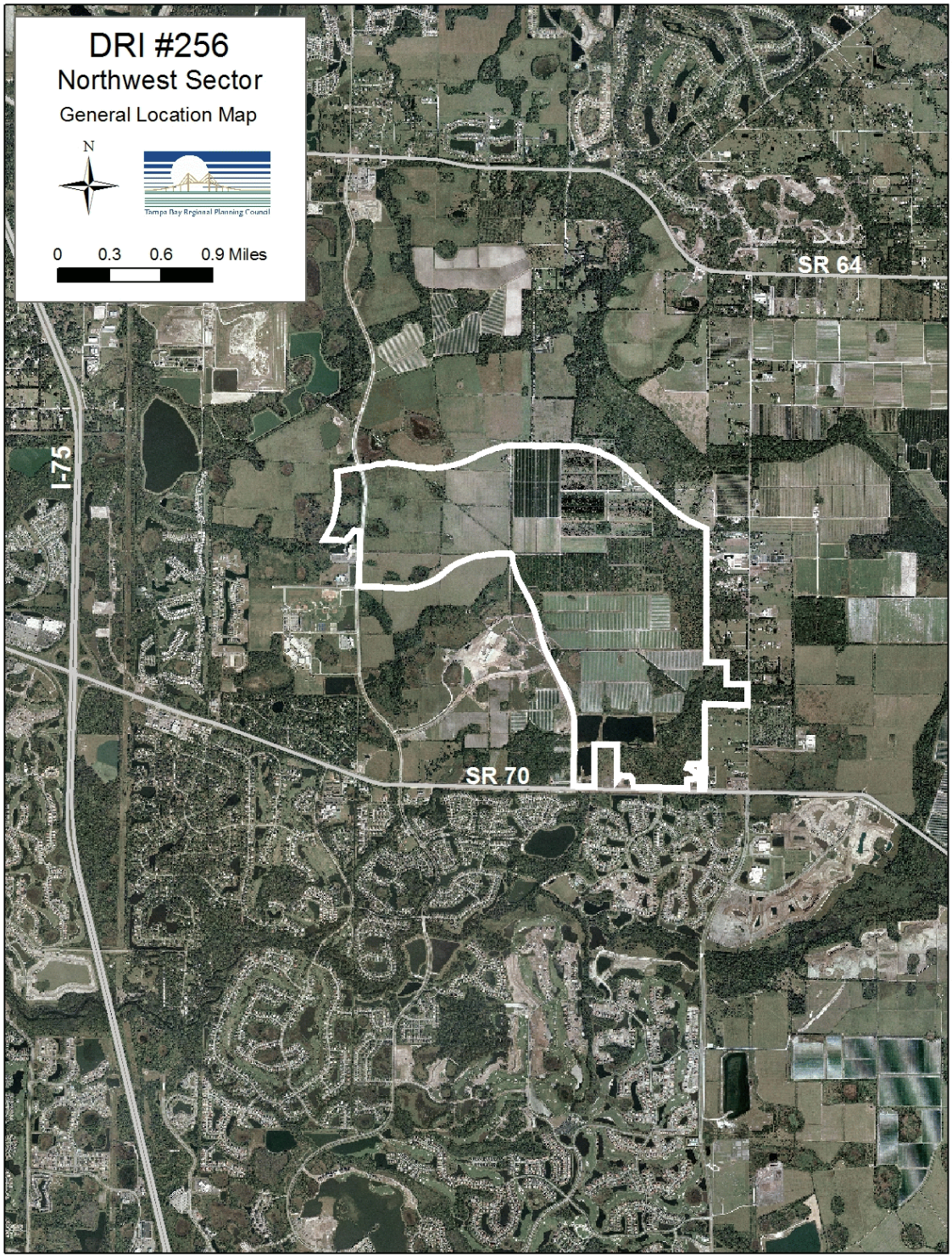
NOTES:

* - If the projected affordable housing demand were to exceed the projected housing supply by more than 100 units (in Manatee County), the applicant would be responsible for affordable housing mitigation in accordance with Rule 9J-2.048, F.A.C.

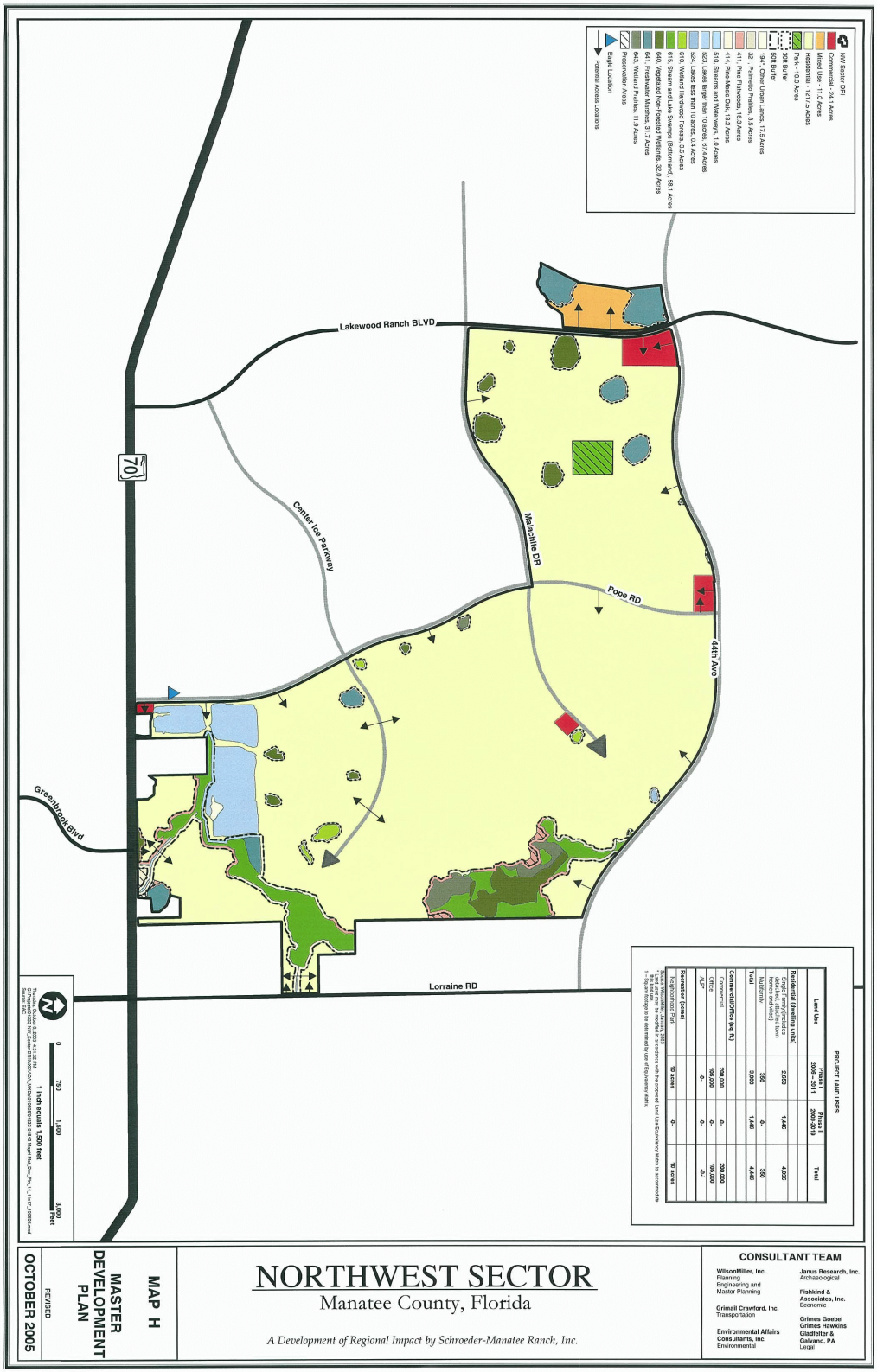
SOURCES:

1. ADA/Page 24-2
2. ADA/Table 11-1
3. SR1/Tables 17-3 & 17-4
4. SR1/Table 18-2
5. SR1/Table 20-1
6. SR2/Transportation Appendix/Table 21-7
7. ADA/Tables 24-13
8. ADA/Table 27-2
9. ADA/Table 29-1

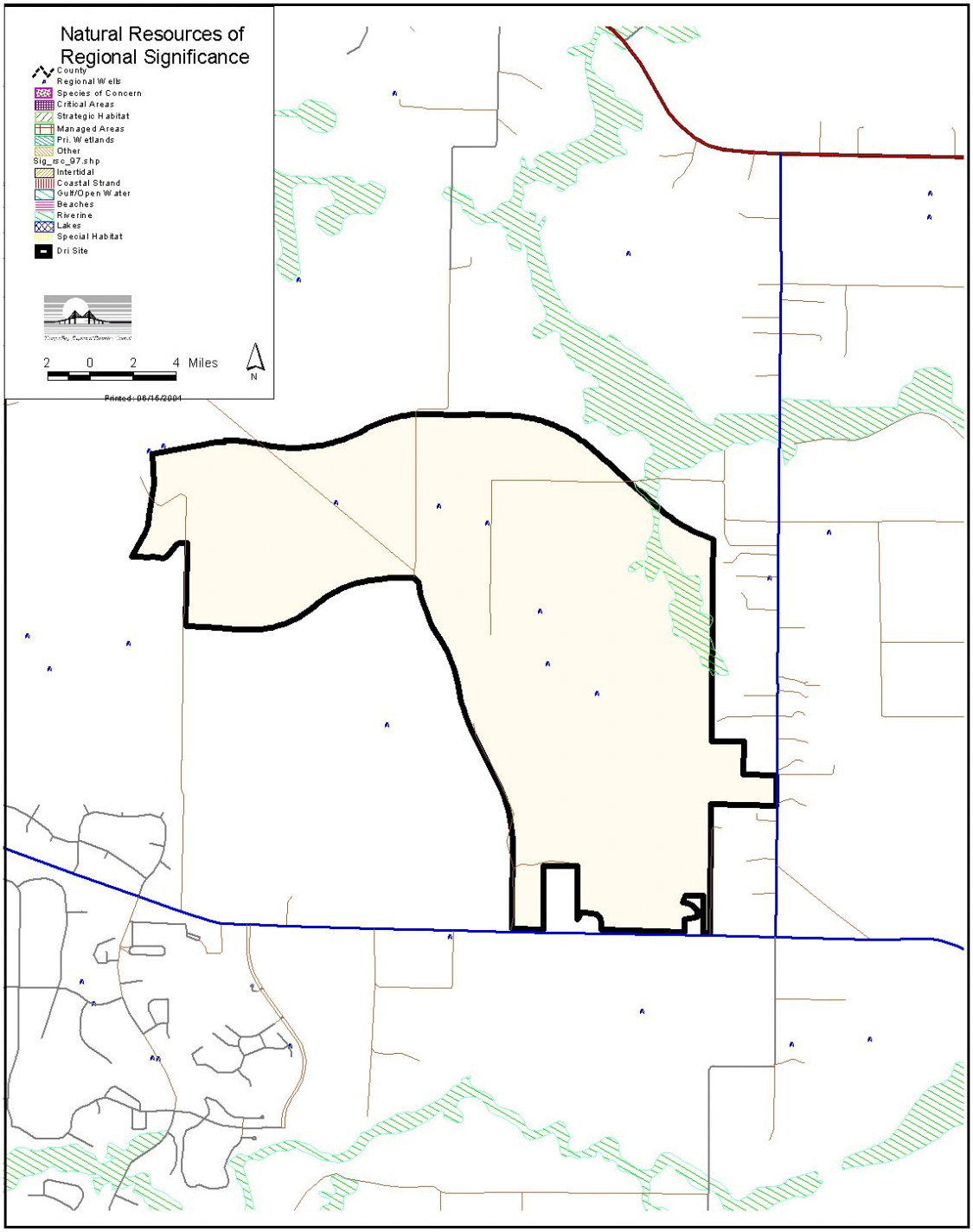
MAP #1
NORTHWEST SECTOR
GENERAL LOCATION



MAP #2
NORTHWEST SECTOR
PROPOSED MASTER DEVELOPMENT PLAN



MAP #3
NORTHWEST SECTOR
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE



Source: *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region* (SRPP), adopted March 12, 1996, as amended.

SECTION II- REGIONAL IMPACTS
DRI #256 - NORTHWEST SECTOR
MANATEE COUNTY

ECONOMY

Revenues Generated

Northwest Sector will generate revenues for Manatee County, the Manatee County School Board, and other taxing units of government through several sources. The primary sources of revenue are ad valorem taxes and impact fees. Revenues will also be realized from State and Federal revenue sharing.

Property Tax Revenues

The proposed Northwest Sector DRI is a residential project with ancillary commercial and office uses. The project will generate substantial property tax revenues for Manatee County and the School Board. Revenue estimates were derived from estimated construction costs, land costs and sales as well as per capita estimates of other revenue sources such as grants and court related costs. At buildout, annual property taxes will yield $19 million: $9.4 million in revenues to Manatee County, $9.1 million to the School Board; $178,929 to Mosquito Control District; $44,017 to West Coast Inland Navigational District; $176,066 to the SWFWMD Manasota Basin; and the SWFWM would receive $464,378.

At the end of Phase 1, annual property taxes will yield $11 million. Manatee County would receive $5.4 million; Manatee County School Board would receive $5.2 million; $101,748 to the Mosquito Control District; $25,030 to West Coast Inland Navigation District; $100,121 to the SWFWMD Manasota Basin; and $264,068 to the SWFWMD Manatee District.

The property taxes generated by Northwest Sector DRI will depend on the value of land and vertical construction, as indicated above, and on the millage rates charged by Manatee County, the School Board, and others. In calculating revenues, Manatee County was anticipated to levy a millage of 7.1772 for operations. Manatee County School Board was anticipated to levy a total 8.296 millage rate, including operations, debt, and capital expenditures. The Mosquito Control District millage rate is calculated at 0.1626 mills, West Coast Inland Navigational District is 0.04 mills, the SWFWMD Manasota Basin is 0.16 mills, and the SWFWMD Manatee District is .422 mills. These millage levels are expected to remain relatively constant in the future.

Impact Fee Revenues

Manatee County Impact fees for roads, fire/EMS, parks and library are anticipated to reach about $14.7 million at build out and $11.5 million by the end of Phase 1.

Sales and Tourism Tax Revenues

Sales and tourism tax revenues generated by Northwest Sector DRI will be collected by the State of Florida. A proportion of these revenues are shared with all 67 Florida counties. The distribution formula is complex, but it is dominated by the relative share of the State's population living in the subject county and secondarily by the amount of sales taxes generated by the county.

For Manatee County, sales taxes are generated by on-site retail sales and motel room sales. For all tax funds as described in the Manatee County Budget, Manatee County will receive, upon completion of Northwest Sector DRI, estimated additional tax revenues of $324,000 per year.

Summary

Northwest Sector DRI will provide Manatee County with significant economic benefits. Revenues to Manatee County Government and School Board can be used to enhance the quality of services provided to County residents. Of these revenues, one time impact fee collections will exceed $11.1 million through Phase 1 and $14.7 million over project completion. Further, the project will generate over $12.5 million in annual revenues at Phase 1 buildout and $21.9 million following project completion, as identified below.

ANNUAL REVENUE PROJECTIONS SUMMARY BY PHASE

RECIPIENT ENTITY/SOURCE	THROUGH PHASE 1 (2011)	THROUGH PHASE 2 (2019)
Manatee County/Ad Valorem Taxes	$ 5,385,361	$ 9,471,989
Manatee County/Sales Taxes	$ 486,753	**$ 774,880**
Manatee County/Other Revenues	$ 1,489,215	$ 2,544,983
School Board/Ad Valorem Taxes	$ 5,191,252	$ 9,129,106
TOTAL PROJECT REVENUES	**$12,552,581**	**$21,920,958**

SOURCE: ADA/Table 11-1-5.

VEGETATION, WILDLIFE AND WETLANDS

The 1,519-acre Northwest Sector DRI site is characterized predominantly by agricultural uses, including row crops, citrus, sod and cattle. Three large borrow ponds are located on the southern portion of the site. The high quality, forested or non-forested wetland habitats remaining on the site occur in the southeastern corner and along the eastern side of the project site, and connect to Wolf Slough, a tributary of the Braden River. Most of this habitat is slated for preservation. Buffers of upland vegetation will separate developed lands from the wetlands, and will help prevent degradation of the wetlands post-development. Where the wetland buffer consists of degraded habitat, native vegetation will be restored. Wetland impacts will be minimized and mitigated through the use of credits at the Long Swamp Ecosystem Management Plan. Hydrology will be maintained through the stormwater management system, which will be designed to sustain pre-development discharge rates and volumes of water into wetlands. Wetland Conservation Areas will be dedicated to protect the wetlands; wetlands and wetland buffers will be placed under a conservation easement to Manatee County. Post-construction, the installation of conservation easement/wetland buffer signage will educate residents of the protected nature of these areas. The applicant plans to construct recreational trails adjacent to the wetlands and preserved uplands on the project's eastern side.

The upland habitat (186 acres, 12.2 percent of the site) includes Pine Flatwoods, Pine-Mesic Oak forest, and Palmetto Prairie. Examples of these habitat types occur adjacent to the wetlands in the eastern portion of the project site. Approximately 15 percent of the native upland habitat is slated to remain post-development. The stands of pine flatwoods, which are primarily adjacent to the forested wetlands, are planned for removal

except within 50 feet of the wetland edge. The pine stands have been excluded from fire for many years and have developed a thick, woody understory.

The Table below identifies the existing habitat types, the existing acreage of each community type, and the acreage to remain after build-out.

NATURAL COMMUNITY TYPE	EXISTING	AT BUILD-OUT	
	Acreage	Acreage	% of Existing Habitat
Citrus Groves	404.8	0.0	0.0
Row Crops	315.7	0.0	0.0
Improved Pasture	276.9	0.0	0.0
Sod Farm/ Other Rural Land	123.6	0.0	0.0
Pine Flatwoods	112.7	16.3	14.5
Lakes	67.8	67.8	100.0
Pine-Mesic Oak	59.1	13.2	22.3
Stream Swamp	58.1	58.1	100.0
Non-forested Wetlands	32.1	32.0	99.7
Freshwater Marshes	31.7	31.7	100.0
Palmetto Prairie	14.2	3.5	24.6
Wet Prairie	11.9	11.9	100.0
Wetland Hardwood Forest	3.6	3.6	100.0
Rangeland	3.7	0.0	0.0

SOURCE: SR3/Table 10-2 & SR3/Table 12-1.

No state- or federally-listed wildlife species was found to be nesting on-site. The Little Blue Heron and Wood Stork were observed on the project site, and should continue to use the freshwater marsh and wet prairie habitat that will be preserved post-development. The Gopher tortoise has been observed on-site in very low numbers. Additional surveys will be conducted pre-development to determine the extent of the population, and appropriate steps will be taken to relocate the individuals or to mitigate for the loss of individuals due to development of their habitat.

Natural Resources of Regional Significance identified in the Strategic Regional Policy Plan, and identified through description in the ADA and on-site visits, (listed species habitat, Bald Eagle nest (nearby), Strategic Habitat Conservation Areas) occur on-site (See Map #3). The following policies of the Council's *Strategic Regional Policy Plan* (1995) pertain to this project in the areas of Vegetation, Wildlife and Wetlands:

4.5.1: *Protect, preserve and restore all regionally-significant natural resources shown on the Map of Regionally-Significant Natural Resources.*

4.5.2: *Impacts to regionally-significant natural resources shall be allowed only in cases of overriding public interest and when it is demonstrated and/or documented that the mitigation will successfully recreate the specific resource. Mitigation should meet the following minimum ratios:*

- *Riverine habitats* *3:1*
- *Special habitats* *2:1*

4.5.3: *Mitigation by habitat re-creation shall employ native plant material which replaces natural value and function. Monitor mitigation areas for a sufficient time to ensure success: a minimum 85 percent final coverage of desired species. Yearly maintenance and replanting should be undertaken to ensure final cover as necessary.*

4.5.6: *Mitigation by restoring disturbed habitat of a similar nature, including the removal of exotic plant species, may be acceptable. The minimum acceptable ratio shall be twice the habitat re-creation ratio set forth in policy 4.5.2.*

4.5.7: *Maintain and improve native plant communities and viable[1] wildlife habitats, determined to be regionally-significant natural resources in addition to the Map of Regionally-Significant Natural Resources, including those native habitats and plant communities that tend to be least in abundance and most productive or unique.*

4.5.9: *Protect natural resources and ecosystem values from surface- and groundwater withdrawals that significantly impact the natural seasonal flows, water levels and hydrology of regionally-significant natural features.*

4.5.10: *Maintain a minimum horizontal buffer necessary to preserve the natural value and function of the regionally-significant natural resource.*

4.11.6: *Land use decisions shall be consistent with federal- and state-listed species protection and recovery plans, and adopted habitat management guidelines.*

WATER QUALITY AND STORMWATER MANAGEMENT

The Northwest Sector DRI site is located in the Gulf Coastal Lowlands physiographic province. Geologic conditions control the amount of recharge to the Floridan aquifer and the condition of the groundwater. Groundwater level ranges from near the surface to about 10 feet below. The Floridan aquifer is sealed from above by several hundred feet of earth, and protected from surficial contamination. Groundwater quality monitoring will be proposed to begin prior to, and to continue through, site development.

Surficial flows are and will continue to be to three basins, including to Wolf Slough from the southern and eastern portion of the project site. Wolf Slough, and the Braden River, into which this tributary flows, are designated Class I waters, the drinking water supply for the City of Bradenton. This portion of the site, within the Evers Reservoir Watershed Protection Area, has special water quality protection provisions associated with development within the area. Stormwater treatment systems must be sized to provide an additional 50% over the standard treatment volume.

Williams Creek is another receiving water body for the project site. It also discharges to the Braden River, but below the Evers Reservoir. Therefore, development within this basin is not required to meet the more stringent standards. Mill Creek is the third receiving water body for this project. It drains to the Manatee River, and so development within this basin is not required to meet the more stringent standards.

The entire stormwater management system will incorporate wet detention ponds, open channels, stormwater collection piping, floodplain mitigation, and perhaps off-site storage and existing isolated wetlands. Littoral shelves will be integrated into the ponds, and planted with native vegetation in order to provide habitat and nutrient uptake. The stormwater management system will be owned and maintained by the Applicant or assignee. A regular maintenance program will be developed for the site in accordance with Southwest Florida Water Management District and Manatee County. Sediment control measures will be initiated and maintained during site development and construction. Strict management standards will help protect the surface waters leaving the site.

Upland forests are considered filters for surface and groundwater discharges, so it is important to retain the upland forests adjacent to the streams and wetlands that funnel runoff to the Braden River.

Adherence to the following Goals and/or Policies of the Council's *Strategic Regional Policy Plan* will help minimize impacts in the areas of Water Quality and Stormwater Management:

4.1.1: *Implement plans to prevent, abate and control surface water and groundwater pollution so that the resource meets state standards.*

4.1.10: *Prevent land use and transportation planning and development decisions resulting in unacceptable degradation of existing surface water quality.*

4.2.1: *Implement plans to prevent, abate and control groundwater pollution so that the resource meets state or local standards, whichever is more stringent.*

4.2.4: *Prevent land use planning and development decisions resulting in degradation of existing groundwater quality.*

4.4.5: *Provide sufficient inspection and maintenance of all stormwater facilities.*

4.4.7: *Encourage multi-purpose facilities for stormwater management which complement open space, recreation and conservation objectives.*

SOILS

The Northwest Sector DRI site includes a variety of soil types. EauGallie, Okeelanta, Myakka and Ona soils predominate. All exhibit severe limitations for the proposed uses and are subject to ponding, seepage, wetness and piping. The applicant proposes to utilize underdrains to offset the soil limitations for roadways. Flexible roadways and building foundations will offset swelling and shrinking of soils. Excavated soils from the site will be used where suitable, including for building foundations and landscape berms.

Best Management Practices will be used prevent and control wind and water soil erosion.

FLOODPLAINS

Approximately 48 acres of uplands within the site lie within the 100-year floodplain of Wolf Slough. Because development is planned within part of this area, compensation for the loss of flood storage capacity will be required, and it will be located on-site within the Northwest Sector DRI. Both state and local agencies have strict criteria regarding stormwater design, to prohibit downstream and upstream flooding from development projects. Additional regulation requires building foundations to be above the 100-year floodplain.

Adherence to the following Policies of the Council's *Strategic Regional Policy Plan* would be an appropriate strategy for floodplain management:

4.11.2 *Discourage development in the undeveloped 100-year floodplain.*

4.11.3 *Implement floodplain management strategies to prevent erosion, retard runoff and protect natural functions and values.*

WATER SUPPLY

Planned uses associated with Northwest Sector DRI are expected to generate a daily demand for nearly 2.2 million gallons of potable and non-potable water combined following completion of the project. More than two-thirds of this demand is projected for Phase 1 uses.

The applicant provided a September 7, 2004 correspondence from Mr. William J. Sagatys, Manatee County Utility Engineer. While the entitlements recognized in this correspondence are slightly different than those currently proposed, Mr. Sagatys has stated that "sufficient capacity to serve the entire area" is expected through surplus capacity from the Lake Manatee Water Treatment Plant.

In addition to the required installation of water conserving fixtures and technology regarding irrigation systems, the Applicant intends to implement irrigation restrictions and encourage the use of native, drought tolerant landscaping within the single-family portion of development.

The following summarizes the projected potable and non-potable water demand by phase by land use:

PHASE	LAND USE	ENTITLEMENTS/ IRRIGATED ACRES	WATER DEMAND (GPD)	
			Potable	Non-Potable
PHASE 1 (2006-2011)	RESIDENTIAL	2,650 SF Units/307.7 Acres	636,000	643,204
		350 MF Units/40.6 Acres	56,000	84,869
	COMMERCIAL	200,000 Sq. Ft./4.1 Acres	24,000	8,570
	OFFICE	105,000 Sq. Ft./2.9 Acres	25,200	6,062
	NGHBD. PARK	One Park/10.0 Acres	360	10,452
		PHASE 1 SUBTOTAL	**741,560**	**753,157**
PHASE	**LAND USE**	**ENTITLEMENTS/ IRRIGATED ACRES**	**WATER DEMAND (GPD)**	
			Potable	**Non-Potable**
PHASE 2 (2011-2019)	RESIDENTIAL	1,446 Units/167.7 Acres	347,040	350,553
		PHASE 2 SUBTOTAL	**347,040**	**350,553**

PHASE	LAND USE	ENTITLEMENTS/ IRRIGATED ACRES	WATER DEMAND (GPD)	
			Potable	Non-Potable
TOTAL PROJECT (THROUGH 2019)	RESIDENTIAL	4,096 SF Units/475.4 Acres	983,040	993,757
		350 MF Units/40.6 Acres	56,000	84,869
	COMMERCIAL	200,000 Sq. Ft./4.1 Acres	24,000	8,570
	OFFICE	105,000 Sq. Ft./2.9 Acres	25,200	6,062
	NGHBD. PARK	One Park/10.0 Acres	360	10,452
		TOTAL	**1,088,600**	**1,103,710**

SOURCE: SR1/Tables 17-3 & 17-4

Applicable Water Supply Policies of the *Strategic Regional Policy Plan* include:

4.3.6 Encourage the use of the lowest quality water reasonably available, suitable and environmentally-appropriate to a given purpose in order to reduce the use of potable-quality water for irrigation and other non-potable purposes.

4.3.14: Encourage water use efficiency and conservation measures such as, but not limited to the following:

- *xeriscape principles;*
- *the design of sewage treatment facilities to achieve 100 percent reuse of water;*
- *water saving devices, irrigation systems and low volume plumbing fixtures;*
- *water conservation-favorable utility rates; and*
- *water and wastewater reuse systems.*

4.4.4: Implement water reclamation and reuse alternatives for stormwater disposal to surface water bodies, as appropriate.

WASTEWATER MANAGEMENT

The various project uses within the Northwest Sector DRI are expected to generate more than 1.2 million gallons of wastewater per day upon completion. It is projected that nearly 97 percent of all wastewater generation will be derived from the residential uses. Approximately two-thirds of the overall wastewater generation are associated with Phase 1 development. While restaurants, laundromats, dry cleaners and supermarkets typically locate within retail components of mixed-use projects, any generator of industrial-type effluents would be required to comply with all applicable federal, state and local regulatory and licensing criteria.

The following summarizes the anticipated daily wastewater generation by phase by land use:

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
PHASE 1 (2006-2011)	RESIDENTIAL	2,650 SF Units	755,250
		350 MF Units	66,500
	COMMERCIAL	200,000 Sq. Ft.	20,000
	OFFICE	105,000 Sq. Ft.	21,000
	NGHBD. PARK	One Park	180
		PHASE 1 SUBTOTAL	**862,930**
PHASE	**LAND USE**	**ENTITLEMENTS**	**WASTEWATER GENERATION (GPD)**
PHASE 2 (2011-2019)	RESIDENTIAL	1,446 Units	412,110
		PHASE 2 SUBTOTAL	**412,110**
PHASE	**LAND USE**	**ENTITLEMENTS**	**WASTEWATER GENERATION (GPD)**
TOTAL PROJECT (THROUGH 2019)	RESIDENTIAL	4,096 SF Units	1,167,360
		350 MF Units	66,500
	COMMERCIAL	200,000 Sq. Ft.	20,000
	OFFICE	105,000 Sq. Ft.	21,000
	NGHBD. PARK	One Park	180
		TOTAL	**1,275,040**

SOURCE: SR1/Table 18-2

While William J. Sagatys' previously referenced September 7, 2004 correspondence included reference to land development entitlements similar to those currently proposed, Mr. Sagatys indicated that sufficient wastewater capacity will exist at the Southeast Regional Wastewater Treatment Plant "to serve the entire project area."

As committed, no septic tanks will be used in the Project.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

It is estimated that the Northwest Sector DRI will generate more than 47 tons of solid waste each day following buildout in 2019. It has been assumed that all solid waste will be domestic in nature. The applicant provided a September 8, 2004 correspondence from Mr. Gus DiFonzo, Manatee County Solid Waste Division Manager. Mr. DiFonzo's letter identified surplus capacity at the Manatee County Landfill sufficient to meet the project demands.

The following summarizes the anticipated solid waste generation for each phase by land use:

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (GPD)
PHASE 1 (2006-2011)	RESIDENTIAL	2,650 SF Units	56,445
		350 MF Units	4,970
	COMMERCIAL	200,000 Sq. Ft.	2,000
	OFFICE	105,000 Sq. Ft.	1,050
	NGHBD. PARK	One Park	77
		PHASE 1 SUBTOTAL	**64,542**
PHASE	**LAND USE**	**ENTITLEMENTS**	**SOLID WASTE GENERATION (GPD)**
PHASE 2 (2011-2019)	RESIDENTIAL	1,446 Units	30,800
		PHASE 2 SUBTOTAL	**30,800**
PHASE	**LAND USE**	**ENTITLEMENTS**	**SOLID WASTE GENERATION (GPD)**
TOTAL PROJECT (THROUGH 2019)	RESIDENTIAL	4,096 SF Units	87,245
		350 MF Units	4,970
	COMMERCIAL	200,000 Sq. Ft.	2,000
	OFFICE	105,000 Sq. Ft.	1,050
	NGHBD. PARK	One Park	77
		TOTAL	**95,342**

SOURCE: SR1/Table 20-1

If potential commercial tenants utilize, produce, or store hazardous wastes or materials on site, these facilities must operate in accordance with federal and state regulations and guidelines.

TRANSPORTATION

Phase 1 of the project has been analyzed with an assumed 2011 buildout year. Approval of the second (and final) phase, containing only additional residential development, will be sought in the future. Specific approval of this latter phase shall, in part, be contingent upon further transportation analysis. As currently analyzed, Phase 1 of the project is expected to generate 2,309 inbound and 1,911 outbound gross trips in the PM peak hour. Phase 1 internal capture will reduce the number of PM peak hour trips generated by 9.1 percent to 2,117 inbound and 1,719 outbound. Pass-by capture to the commercial land uses (120 inbound trips and 120 outbound trips) will further reduce the number of PM peak hour trips generated to 1,997 inbound and 1,599 outbound. Lastly, diverted trips (128 inbound and 128 outbound), will further reduce the number of trips resulting in 1,869 inbound and 1,471 outbound net Phase 1 trips in the PM peak hour.

Appropriate Transportation Policies of the *Strategic Regional Policy Plan* include:

Goal 5.1 *Develop a regional transportation system which is coordinated with land use patterns and planning and minimizes negative impacts on the environment, especially air quality.*

5.1.11 *Promote shared access and parking, improved bikeway and pedestrian facilities, improved mass transit systems, park-and-ride lots, and roadway capital improvements for downtown and urban development through local land use plans and land development regulations.*

5.1.16: *Developments of Regional Impact, and large-scale developments with interjurisdictional impacts, should assess and mitigate their impact on regionally significant transportation facilities in a compatible manner.*

5.2.2: *Protect the functional integrity of Regional Roadway Network, as well as protect the functional integrity of the Florida Intrastate Highway System, through coordination of LGCPs, MPO plans, and land development regulations as well as the limitation of access points near interchanges.*

5.2.6: *Utilize Transportation Systems Management (TSM) and Travel Demand Management (TDM) techniques to the fullest extent possible prior implementing major expansion of existing facilities or constructing new corridors.*

5.2.10: *Promote utilization of public-private partnerships, joint-ventures, user fees, impact fees and TES contributions (DRIs only) by jurisdictions to mitigate impacts of development on regionally significant transportation facilities.*

5.3.24: *Provide opportunities for internal bicycle and pedestrian systems and connections with adjacent developments as part of the local land development approval process.*

AIR QUALITY

Fugitive dust will be a byproduct of site preparation and construction, resulting from wind blowing over disturbed soil surfaces, the movement of construction equipment, and burning of cleared vegetation. The project will utilize various procedures to minimize fugitive dust:

- clearing will be performed only on individual parcels where construction is scheduled to proceed;
- sodding, seeding, mulching or planting of landscape material in cleared or disturbed areas; and
- watering as needed during clearing and construction.

Transportation improvements are planned at six intersections (SR 70 at 45th Street, 60th Street East, 87th Street, Tara Boulevard and I-75 East, as well as SR 64 at Lakewood Ranch Blvd). With these improvements in place the air quality impacts of increased traffic will be relieved due to a reduction in delay. It was determined that all analyzed intersections produced modeled concentrations at or below the ambient standard for Phase 1 and thus passed the screening tests. Detailed air quality modeling was not required for the project's impacts.

Additional air quality impact analysis, for project related Phase 2 impact, will be required for specific Phase 2 approval.

Adherence to the following Goals and/or Policies of the Council's *Strategic Regional Policy Plan* would benefit air quality in the vicinity of the Northwest Sector DRI:

4.14.4: *Incorporate specific mitigative measures to prevent fugitive dust emissions during excavation and construction phases of all land development projects which produce heavy vehicular traffic and exposed surfaces.*

4.14.5: *Implement land use-related performance standards, such as setbacks and prohibition of conflicting land uses, that minimize negative air quality impacts resulting from development.*

4.14.6: *Promote and implement Congestion Management strategies, Traffic Control Measures and other programs which serve to reduce SOV (single-occupant vehicle) trips and reduce VMT (vehicle miles traveled).*

AFFORDABLE HOUSING

The affordable housing analysis was based on a median income of $54,300 for Manatee County. The ADA analyzed the housing supply area for the availability of affordable rental and for-sale housing. Affordable housing supply/demand was analyzed utilizing the East Central Florida Regional Planning Council housing methodology. While the Northwest Sector DRI is a two phase project, affordable housing supply and unmet demand data are summed only through Phase 1. Demand was calculated based on the estimated head of households projected to be employed by the project's land use types.

The Northwest Sector ADA indicates that the project will create a demand for 378 affordable housing units through project completion. Because there is no identified shortage which exceeds "*5 percent of the applicable DRI residential threshold* [i.e. 100 units] *for the affected local government, or 50 units, whichever is greater*," the project is not deemed to have a significant impact on affordable housing and therefore mitigation would not be required under the provisions of Rule 9J-2.048, F.A.C.

While an affordable housing analysis was provided in conjunction with proposed Phase 2 development, reanalysis of affordable housing associated with Phase 2 shall be required if non-residential uses are added to proposed Phase 2 and/or Rule 9J-2.0248, FAC is modified regarding affordable housing at the time the Developer seeks specific approval of Phase 2.

The following represents a summary of the affordable housing analysis as submitted in the ADA:

CATEGORY	AFFORDABLE HOUSING SUPPLY	PROJECT-RELATED AFFORDABLE HOUSING DEMAND	HOUSING SUPPLY MINUS HOUSING DEMAND
Very Low (less than $27,150)	160	109	+51
Low ($27,150 - $43,440)	379	185	+194
Moderate ($43,441 - $65,160)	616	84	+532
TOTAL	**1,155**	**378**	**+777**

Source: ADA/Tables 24-8 - 24-13

Affordable Housing Policies of the *Strategic Regional Policy Plan* particularly pertinent to DRI-scale projects include:

1.3.1 *Increase housing opportunities for very low-, low- and moderate-income families throughout the region.*

1.3.3 *Locational proximity of employment and affordable housing is encouraged.*

1.3.8 *Minimize impacts on residents of redevelopment activities which cause residential displacement.*

1.3.10 *Encourage large-scale developments to address affordable housing needs through inducements.*

1.4.3 *Encourage incentives that enhance opportunities for mixed use and residential developments to provide affordable housing units which are readily accessible to employment centers, health care facilities, recreation, shopping and public transportation.*

POLICE AND FIRE PROTECTION

Law enforcement support for the site will be provided by the Manatee County Sheriff's Office. Fire protection will be provided by the Braden River Fire Control and Rescue District (BRFCRD). BRFCRD has acquired a parcel adjacent to the eastern boundary of the project to serve the Northwest Sector and Cypress Banks DRIs, both owned by the applicant. It is anticipated that this new fire station will be constructed and operational during 2006. Fire service expansion plans include an additional fire station site, west of the Northwest Sector DRI. This additional facility is currently planned to open two years later (in 2008).

RECREATION AND OPEN SPACE

The applicant proposes to include a 10-acre private park, the community center, a tot-lot (separate from the park), and recreation trails. The park will include sports fields, an open-air pavilion, and restrooms. The recreation trails will be located along the project's eastern side, adjacent to wetlands and preserved uplands. The applicant has further asserted that significant recreational opportunities exist in close proximity of the project site, including amenities within the applicant's adjacent DRIs of Cypress Banks and University Lakes.

EDUCATION

The projected number of students is calculated as a percentage of the number of residential units by residential unit type. It is projected that 1,554 students would reside within the residential component of the Northwest Sector DRI at buildout. Approximately two-thirds of these students would be expected prior to the start of the 2012 school year.

A breakdown of anticipated students by school type by phase is as follows:

PHASE	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL NUMBER OF STUDENTS
Phase 1 (2011)	468	244	305	1,017
Phase 2 (2019)	247	129	161	537
TOTAL	**715**	**373**	**466**	**1,554**

Source: ADA/Table 27-2

The Developer has indicated that two school sites have been obtained by the School Board. On September 26, 2005, the Manatee County School District approved the acquisition of 51 acres (from the Developer) north of 44th Avenue, between Lakewood Ranch Boulevard and Pope Road, for construction of an elementary and middle school.

HEALTH CARE

It is anticipated that the majority of health care needs of the project can/will be provided by Lakewood Ranch Medical Center, Doctors Hospital of Sarasota, Blake Medical Center and/or Sarasota Memorial Hospital. These facilities are an estimated 4.4 miles, 13 miles, 15 miles and 17 miles (respectively) from the Northwest Sector DRI site. Correspondences from several of these facilities were received during the DRI review process.

ENERGY

An October 12, 2004 correspondence was provided by Mr. J. Neil Bone of Peace River Electric Cooperative, Inc., indicating a "more than adequate supply of electric power available for this development." A September 8, 2004 correspondence was also provided by Mr. Dan Shanahan of TECO/Peoples Gas identifying a sufficient quantity of natural gas to meet any project demand. The existing natural gas lines are located along the project's southern and western boundaries.

As presented in the Table below, the anticipated average daily energy consumption at buildout is more than 55,000 kilowatts (KW). The anticipated Phase 1 demand is slightly more than two-thirds of the overall project energy demand. It has been determined that, at buildout, the peak-hour demand rate will be approximately 55 percent of the average daily energy consumption.

The following summarizes the projected energy demand for each phase by land use:

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Average Daily	Peak Hour
PHASE 1 (2006-2011)	RESIDENTIAL	2,650 SF Units	31,318	17,225
		350 MF Units	2,864	1,575
	COMMERCIAL	200,000 Sq. Ft.	3,636	2,000
	OFFICE	105,000 Sq. Ft.	764	420
		PHASE 1 SUBTOTAL	**38,582**	**21,220**
PHASE	**LAND USE**	**ENTITLEMENTS**	**ENERGY DEMAND (IN KILOWATTS)**	
			Average Daily	**Peak Hour**
PHASE 2 (2011-2019)	RESIDENTIAL	1,446 Units	17,089	9,399
		PHASE 2 SUBTOTAL	**17,089**	**9,399**

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Average Daily	Peak Hour
TOTAL PROJECT (THROUGH 2019)	RESIDENTIAL	4,096 SF Units	48,407	26,624
		350 MF Units	2,864	1,575
	COMMERCIAL	200,000 Sq. Ft.	3,636	2,000
	OFFICE	105,000 Sq. Ft.	764	420
		TOTAL	**55,671**	**30,619**

Source: ADA/Table 29-1

The applicant anticipates that, similar to their Lakewood Ranch community, Northwest Sector will be certified as a "green development" by the Florida Green Building Coalition (FGBC). Such certification requires builders to construct energy- and resource-efficient facilities.

HISTORICAL AND ARCHAEOLOGICAL

The applicant conducted a *Cultural Resource Assessment* of the project site in February 2005. The findings were submitted to the Florida Division of Historical Resources (FDHR) and to the appropriate review agencies concurrent with the submittal with the Application for Development Approval.

As Director of FDHR, Mr. Frederick Gaske's March 29, 2005 correspondence indicated that the site contains one previously recorded archaeological site (8MA639) characterized as a *"prehistoric artifact scatter."* Since the applicant's survey firm, Janus Research, was unable to locate or substantiate this resource during surveying, it was concluded that the resource *"was destroyed by prior agricultural activities."* FDHR concurred with Janus Research's recommendation that *"no further investigation of the subject parcel"* will be necessary.

SECTION III - DEVELOPER COMMITMENTS
DRI #256 - NORTHWEST SECTOR
MANATEE COUNTY

The following commitments have been made in the Application for Development Approval (ADA), the First Sufficiency Response (SR1), the Second Sufficiency Response (SR2), or the Third Sufficiency Response (SR3):

GENERAL

1. Borrow pits *will be incorporated into the site design to create focal points and separation between housing products.* (ADA/Page 10.2)

2. *The commercial/office area* [located internal to the Project, east of Pope Road] *will be connected to pedestrian and bike routes; it will have appropriate facilities for pedestrians and cyclists (such as bike racks); it will be designed for pedestrian use and orientation; and will be built on a neighborhood scale.* (SR1/Page 10.16)

3. *Phase II is only proposed for conceptual approval as opposed to specific approval.* (SR2/Page 10.1)

4. *It is noted that utilities will be reanalyzed based on the current operating conditions at the time of application for a land use exchange and that utility capacities for any land use exchanges are not guaranteed at this time.* (SR2/Page 10.1)

5. *All retail space constructed in the Northwest Sector DRI will be "Neighborhood Retail."* (SR2/Page 10.6)

VEGETATION AND WILDLIFE

1. *The Northwest Sector DRI will incorporate elements of the natural on-site systems and features into the project Design. Except for necessary roadway crossings, the on-site wetlands will be retained in their natural state or enhanced. Any necessary wetland impacts will be appropriately mitigated.* (ADA/Page 10.15)

2. *Existing upland plant communities will be incorporated into wetland and other buffers as much as practicable.* (ADA/Page 12.5)

3. *A management plan for the protection of this species* (bald eagle) *will be prepared in coordination with the U.S. Fish & Wildlife Service prior to any development within 1,500 feet of the nest.* (ADA/Page 12.8)

4. *A detailed gopher tortoise survey utilizing the methodology pursuant to the Florida Fish and Wildlife Conservation Commission will be completed within appropriate habitat types prior to submittal of the first preliminary site plan. If it is determined that five or fewer tortoises are found*

within the project area, then the tortoises will be relocated on-site within a preserved area of suitable habitat. However, is the remnant population is greater than five, then a relocation or incidental take permit will be obtained, dependent on the suitability of available relocation sites. (ADA/Pages 12.8-12.9 & SR1/Page 12.4)

5. *The land-use plan will also include the preservation of all significant wetland systems on the site.* (ADA/Page 12.12)

6. *The majority of on-site wetlands are proposed to be preserved, along with 30 or 50 foot wide upland buffers, thereby preserving the foraging and potential nesting habitat these areas currently provide.* (ADA/Page 12.12)

7. *Management plans for the gopher tortoise will be developed as more detailed surveys are performed and reveal specific populations, if found within the project boundaries.* (ADA/Page 12.12)

8. *Invasive/nuisance vegetation or food crops* [within wetland buffer areas] *will be removed through a mix of manual/mechanical techniques. Supplemental planting or seeding with native vegetation will occur as needed to restore the buffer to a native community.* (SR1/Page 10.1)

9. *In accordance with* [TBRPC] *Policy 4.5.1, the slough located along the eastern boundary (mapped as 615)* ["Stream and Lake Swamps"] *will be preserved. No impacts are proposed to this area, which is classified as an area of Regional Significance. To prevent potential secondary impacts, a 50-foot upland buffer will be established around the wetland system.* (SR1/Page 10.3)]

10. *The amount of Pine Mesic Oak to be preserved has been increased to 21%, with the inclusion of the parcel adjacent to SR 70 for preservation.* (SR1/Page 10.10)

11. *Stormwater ponds will be constructed so that 35% of the required treatment area will be littoral zones, and the edges will be graded to a 4:1 slope, suitable for wading birds, alligators and any other wildlife that may utilize the areas.* (SR1/Page 12.5)

12. *The American alligators located on the site were observed in the Kent Borrow pits in the southern region of the parcel. These borrow pits will remain post-development, resulting in no loss of habitat.* (SR1/Page 12.5)

13. *The individual plant species that were located, which included the wild pine air plant* <u>*Tillandsia utriculata*</u>*, will be protected by being relocated to wetlands, wetland buffers, or upland conservation areas.* (SR2/Page 10.6)

14. [The developer has acknowledged the following intended Manatee County stipulations:]

    - *The developer shall submit a Habitat Management Plan for the upland preservation areas with the first Preliminary Site Plan;* (SR3/Page 3)
    - *A Conservation Easement for the areas defined as post-development jurisdictional wetlands/ wetland buffers and upland preservation areas shall be dedicated to Manatee County, prior to or concurrently with Final Plat approval;* (SR3/Page 3)

- *Final Site Plans within 1,500' of the bald eagle nest shall be designed in accordance with Habitat Management Guidelines for the Bald Eagle in the Southeast Region, as amended, or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service, shall be provided prior to Final Site Plan approval;* (SR3/Page 3) and
- *Prior to Preliminary Site Plan approval, the* **[Developer]** *shall demonstrate avoidance and minimization of all proposed wetland impacts in accordance with Comprehensive Plan Policy 3.3.1.1. Such determination will require completion of impact avoidance and minimization analyses which clearly demonstrate the necessity for the proposed impact.* (SR3/Page 3)

WETLANDS

1. *The only wetland encroachments proposed are for three roadway crossings. Those minimal impacts can be mitigated through a variety of options including the restoration of degraded wetlands.* (ADA/Page 10.13)

2. *Hydroperiods of on-site wetlands will be maintained through contributions from the proposed stormwater management system. Upland buffers of 30 feet around preserved isolated wetlands and 50 feet around wetlands contiguous with waters of the state within the Evers Reservoir Watershed Overlay District will be observed, protected, and managed for wildlife habitat value in accordance with the Manatee County LDC. These buffers will remain in native vegetation where found and restored to native condition where habitat has been degraded.* (ADA/Pages 13.2-13.3)

3. *Wetland areas will be clearly identified in the field prior to initiating construction. Silt fence, or other appropriate erosion control device, will be placed at the limit of the wetland buffers to prohibit encroachment and sedimentation.* (ADA/Page 13.4)

4. *Stormwater lake littoral shelves within the project area will be planted with at least three species of desirable herbaceous emergent wetland vegetation. Plant materials will be bare root sized and installed on three–foot centers.* (ADA/Page 13.5)

5. *Wetlands are proposed to remain undisturbed as important amenities to the site plan and will be incorporated into the surface water management plan and dedicated as Wetland Conservation Areas.* (ADA/Page 15.2)

6. *Wetland compensation for impacts associated with the project will be provided by the withdrawal of available mitigation credits from the Long Swamp Ecosystem Management Plan detailed in the 'Ecosystem Management Plan' submittal to Manatee County Environmental Management Department on May 4, 1998 and approved by the Southwest Florida Water Management District.* (SR1/Page 10.4)

7. *The stream swamp system located in the southern region of the parcel, known as Wolf Slough, listed on the map as NW-W59 will also be preserved, as well as any on-site isolated marshes/swamps. Adjacent buffers will be enhanced as needed, in accordance with requirements by Manatee County.* (SR1/Page 10.5)

8. *The* **[Developer]** *proposes to preserve the vast majority of freshwater wetlands on-site. Three impacts in total are proposed to these systems, affecting* [approximately] *0.17 acres out of 138.5 acres, and all impacts were designed to minimize impact areas and utilize previously disturbed areas in order to preserve higher quality systems.* (SR1/Pages 10.10 & 13.4)

9. *Isolated wetlands will have a buffer of approximately 30-feet in width; linear (or connected) systems within the Evers Reservoir Watershed Overlay District will have a buffer of approximately 50-feet. These areas will be placed under a conservation easement to protect them from any future land use conversion. As a secondary measure, conservation easement and wetland buffer signs will be installed at key locations to advise those utilizing the area or performing maintenance activities of appropriate restrictions.* (SR1/Page 13.1)

10. *All wetlands on site will be maintained after development, except for those impacted by road crossings* [approximately 0.17 acres], *as shown on Map H.* (SR1/Page 13.2)

11. *During construction, Best Management Practices, such as silt fencing, will protect the wetland and wetland buffers from potential secondary impacts.* (SR1/Page 26.1)

12. *A Development Order condition will be written by Manatee County stating that an approved management plan must be in place for Eagle Nest MN-015 before construction can proceed within the 1500' radius.* (SR2/Page 12.1)

WATER QUALITY

1. *Water quality monitoring will be conducted in accordance with Manatee County's 'Ambient Surface Water Monitoring for Developments' if additional monitoring is deemed necessary or if the* **[Developer]** *is requested to participate in a basin study in order to meet the state's reasonable assurance criteria for total maximum daily load (TMDL) allocations for impaired and potentially impaired water bodies.* (ADA/Page 14.5 & SR1/Page 10.18)

2. *A groundwater quality-monitoring plan is being developed and will be submitted at a later date. Per the request of the Florida Department of Environmental Protection, the* **[Developer]** *will provide a detailed Environmental Monitoring Plan including a detailed Ground Water Monitoring component (and a Surface Water Monitoring component) with applicable geotechnical studies to DEP for review and approval prior to its implementation and prior to any on-site construction activities.* (ADA/Page 14.6)

3. *Any potential adverse effects that may result from the discharge of surface drainage from the DRI site will be mitigated by the use of best management practices and design guidelines for the planned stormwater management and discharge system.* (ADA/Page 14.6)

4. *Construction water quality monitoring for turbidity will begin with the implementation of a sediment control program. Sediment control measures and daily visual checks for turbidity in or around any*

potentially impacted water bodies will be initiated and maintained during construction and site development activities. (ADA/Page 14.7)

5. *The* **[Developer]** *intends to propose and perform baseline water quality monitoring for ambient groundwater conditions...* [and] *A groundwater monitoring plan will be submitted to MCEMD to initiate, upon approval, prior to site development activities. The groundwater monitoring program will continue throughout the site development activities to ensure that these activities do not pose any potential adverse effects to the surficial aquifer resources.* (ADA/Page 14.7)

6. *Concerning the potential for water quality degradation from pollutants that may be generated from stormwater runoff, pet manure and lawn fertilizer, following development of the site, stormwater runoff will drain through a series of mitigative features such as swales, detention/retention basins, and wetlands.* (SR1/Page 10.17)

7. *This monitoring program will be continued under the implementation of the Environmental Monitoring Plan* [EMP] *which will provide components for both surface and groundwater quality to monitor the development and post-development activities* (SR1/Page 14.1).

8. *The* [EMP] *plan will be initiated as soon as approved in order to accomplish the pre-construction, groundwater monitoring requirement.* (SR1/Page 14.3)

9. *The EMP will be submitted to Manatee County and FDEP prior to its implementation and prior to any on-site construction activities.* (SR1/Page 14.4)

10. *Any wells found on-site will be properly abandoned or permitted for use, as appropriate.* (SR1/Page 14.5)

<u>SOILS</u>

1. *The* **[Developer]** *intends to utilize underdrains to offset such soil limitations presented which will allow for further constructability of the soils for uses such as roadways. Flexible roadways and building foundations will also be utilized to offset swelling and shrinking of soils.* (ADA/Page 15.3)

2. *Lake bank stabilization will be achieved through the use of temporary seed and mulch until final stabilization can be achieved by means of sodding.* (ADA/Page 15.3)

3. *Prior to site development, soils testing will be performed to evaluate overall suitability of the soil and identify characteristics of the subsurface site.* (SR1/Page 14.4)

4. *Within the littoral zones of the lakes, below normal water level, native aquatic plants will be utilized.* (SR1/Pages 15.1 & 19.2)

FLOODPLAINS

1. *Floodplain mitigation areas will be located on-site within the Northwest Sector DRI and will be submitted to the appropriate agencies for approval of their locations.* (ADA/Page 16.1 & SR1/Page 16.1)

2. *Homes and other structures will be designed and built at elevations that will exceed the mapped 100-year flood levels and the designed flood levels of the onsite stormwater management system.* (SR1/Page 10.17)

WATER SUPPLY

1. *The Project will use the lowest quality of water available for irrigation purposes, including non-potable quality groundwater, stormwater, and/or reclaimed water.* (ADA/Page 10.13)

2. *The planned use for these* [six] *wells will be as secondary supplements for the non-potable surface water irrigation system administered by Braden River Utilities.* (ADA/Page 14.3)

3. *No additional wells are proposed on-site.* (ADA/Page 17.4)

4. *The* **[Developer]** *will operate and maintain the non-potable water supply system.* (ADA/Page 17.5)

5. *The Developer will encourage responsible use of water by the occupants. The Developer will implement non-potable (irrigation) restrictions to limit the use of non-potable water to conserve water.* (ADA/Page 17.6)

6. *The* **[Developer]** *has taken several steps to minimize the use of water including the following:*

   - *the utilization of a non-potable water system for all landscaped areas;*
   - *the use of native vegetation or drought-resistant vegetation in landscaped areas; and*
   - *the re-establishment of tree canopy that has been previously cleared for agriculture activities where possible.* (SR1/Page 10.12)

7. *The developer will encourage the use of native, drought tolerant landscaping for the single-family residential portion of the development.* (SR1/Page 17.6)

STORMWATER MANAGEMENT

1. *The Project's stormwater management system will be integrated into the natural wetlands ensuring that surface and groundwater quality during and after development will meet or exceed all state and local water quality standards.* (ADA/Page 10.13)

2. *Because this watershed drains to the Ever's Reservoir, Manatee County has placed a 150% treatment requirement for all post-developed stormwater runoff. In addition, due to flooding*

problems along portions of the Braden River, a 25% reduction in allowable discharge is in place as well. (ADA/Page 19.2)

3. *The post-development storm water management system will be designed to avoid adverse impacts to property and environmentally sensitive areas, upstream and downstream of the site. Water Quality and Quantity standards will be achieved through the storm water management system which will be designed in accordance with state and local criteria and will utilize ponds, lakes, littoral zones, wetlands and control structures with skimmers to achieve the following:*

   - *No de-hydration or flooding of existing wetland systems;*
   - *Post-developed flows will be attenuated so that no upstream or downstream adverse impacts are created;*
   - *Storm water treatment to ensure water quality criteria is met in accordance with State and Manatee County standards; and*
   - *Floodplain management so that no upstream and downstream adverse impacts are created.* (ADA/Pages 19.4-19.5 & SR2/Page 19.1)

4. *The stormwater management system will be owned and maintained by the* **[Developer]** *or assignee. A regular maintenance program will be developed for the site in accordance with SWFWMD and Manatee County.* (ADA/Page 19.5)

5. *The borrow pit lakes will be maintained as surface water storage areas for the non-potable water system. A portion of the stormwater system will discharge into these lakes. Some minor dressing and reshaping of the banks may occur as needed but no substantial changes are proposed.* (SR1/Page 10.7)

6. *The project's stormwater management system within the Evers Reservoir Watershed Overlay will incorporate this design standard and will provide 150% of the treatment normally required to meet State standards. As a result, the potential transport of nutrients, trace metals, organic detritus and bacteria that may be generated from the aforementioned land uses through these areas is expected to be mitigated.* (SR1/Page 10.17)

7. *Stormwater ponds will be constructed so that 35% of the required treatment area will be constructed as littoral zones.* (SR1/Page 12.6)

<u>TRANSPORTATION</u>

1. Access to the small commercial parcel *"will be provided from Pope Road only with no direct access to S.R. 70."* (ADA/Page 10.3)

2. **[The Developer]** *is working with Florida DOT to preserve right-of-way for the long-range planned improvements to the University Parkway at I-75 interchange as part of the I-75 Master Plan.* (ADA/Page 21.30)

3. *This project will consist of amenities within all components of the development, including sidewalks and bicycle paths, which will allow movement of people by means other than private automobile.* (ADA/Page 21.31)

4. *The Developer will work with the Community Services Department to provide appropriate infrastructure on Lakewood Ranch Boulevard for transit services.* (SR2/Page 9.2)

5. *The* **[Developer]** *will work with the agency* [TBRPC] *on the inclusion of an external trip monitoring program for the Project.* (SR3/Page 11)

AIR QUALITY

1. *The Project will utilize approved methodologies for prevention of fugitive dust particles during construction.* (ADA/Page 10.13)

2. *In order to minimize the amount of fugitive dust, only the individual parcels of land where construction is scheduled to proceed will be cleared. Additional measures to be employed to minimize fugitive dust include sodding, seeding, mulching, or planting of landscaped materials in cleared and disturbed areas. Watering procedures will be employed as necessary to minimize fugitive dust.* (ADA/Page 22.1)

RECREATION AND OPEN SPACE

1. *A* [approximately] *10-acre park will be developed on the parcel west of Pope Road* (ADA/Page 10.3). [The park] *will developed in Phase I* (ADA/Page 26.1).

2. *The development will include passive and active recreation facilities. These will include a pedestrian and bicycle system along roadways and also a system in conjunction with the wetland system.* (ADA/Page 10.10)

3. *All open space and recreation facilities within the Project will be maintained by the Developer or successors such as a Homeowner's Association(s) or Community Development District(*s). (ADA/Page 26.1)

4. [While the project would require a minimum of two parks in accordance with provisions of the Manatee County Comprehensive Plan,] *the Project is planned to contain one park. The Project will maintain consistency with the Comprehensive Plan by paying Manatee County impact fees for county-wide parks and local parks.* (ADA/Page 26.2)

5. *Wetlands, wetland buffers and any proposed upland preservation areas will be placed under a conservation easement to Manatee County and will be protected from any future land use.* (SR1/Page 26.1)

6. *The only on-site public recreation facilities* [planned at this time] *will be a 10-acre private park, the community center, a tot-lot (separate from the park), and recreation trails.* [Other recreational facilities will be identified as planning and development proceeds.] *The park will include a multiuse sports field (baseball, softball, football and soccer), an open-air pavilion, "tot lot," and restrooms. The recreation trails will be located along the project's eastern side, adjacent to wetlands and preserved uplands.* (SR1/Page 26.5)

EDUCATION

1. *If necessary, the Development Order would contain a condition requiring some form of mitigation that may include dedication of land (owned by SMR) outside of the DRI boundary.* (SR1/Page 27.1)

2. *The two school sites have been provided to the School Board. On Monday, September 26, 2005, the Manatee County School District approved the acquisition of 51 acres from* **[the Developer]** *north of 44th Avenue, between Lakewood Ranch Boulevard and Pope Road, for construction of an elementary and middle school.* (SR2/Page 27.1)

ENERGY

1. *The developer will encourage the identified energy conservation methods be used by builders in the Northwest Sector DRI... Further, similar to Lakewood Ranch,* **[the Developer]** *anticipates that the Northwest Sector Project will be certified as a "green development" by the Florida Green Building Coalition (FGBC) under its Green Development Standard. To ensure the continuance of green development, Northwest Sector builders will be required to construct energy- and resource-efficient facilities and receive certification from FGBC.* (SR1/Page 29.2)

2. *The developer is working with TECO/Peoples Gas to insure that natural gas is available within the project.* (SR1/Page 29.2)

SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #256 - NORTHWEST SECTOR
MANATEE COUNTY

Subsection 380.06(15), F.S., requires that the local government render a decision on the development proposal within 30 days after a public hearing, and issue a development order containing, at minimum:

- findings of fact
- conclusions of law
- conditions of approval
- consideration of whether or not the development interferes with the achievement of the objectives of an adopted state land development plan applicable to the area
- consideration of whether the development is consistent with the local comprehensive plan and local land development regulations
- consideration of whether the development is consistent with the report and recommendations of the regional planning agency
- monitoring responsibility
- expiration dates for commencing development, compliance with conditions or phasing requirements and termination date of the order
- biennial report requirements
- a date until which the local government agrees that the approved DRI shall not be subject to down-zoning, unit density reduction or intensity reduction
- substantial deviation determinations
- legal description of the property

Any Development Order adopted for Northwest Sector shall include the above-referenced Section 380.06, F.S., requirements and shall include the following recommended regional conditions:

BASED ON THE FINDINGS AND THE ISSUES RAISED IN THIS REPORT, IT IS THE RECOMMENDATION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL THAT NORTHWEST SECTOR, AS CURRENTLY PROPOSED, BE SPECIFICALLY APPROVED FOR PHASE 1 AND CONCEPTUALLY APPROVED FOR PHASE 2, SUBJECT TO THE FOLLOWING CONDITIONS, AT MINIMUM:

VEGETATION, WILDLIFE AND WETLANDS

1. Impacts to Natural Resources of Regional Significance, as delineated on Map 3 in this report, shall only occur if justified pursuant to *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region* Policy 4.5.2. Mitigation for justifiable impacts to Natural Resources of Regional Significance should meet the ratios set forth in that policy and Policy 4.5.6; i.e. 2 created : 1 impacted for Special Habitats (Strategic Habitat Conservation Areas and Priority Wetlands); 3 created : 1 impacted for Riverine Habitat; and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.

2. In the event that any state- or federally-listed species are discovered breeding on-site during project development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.

3. Nuisance and exotic plant species shall be removed from the project site during site development. A plan shall be developed to address how the preserved areas will be maintained free of nuisance and exotic species. The Plan shall be submitted to Manatee County for approval and included in the first biennial report.

4. As committed, the applicant shall preserve and protect all wetlands except where roadway crossings are unavoidable. Unavoidable impacts to wetlands shall be mitigated using credits from the Long Swamp Ecosystem Management Plan (ADA/Page 13.3).

5. As committed, an approved management plan for Eagle Nest MN-015 shall be in place before construction can proceed within the 1500' radius. (SR2/ Page 12.1).

6. The natural wildlife corridor existing along Wolf Slough shall be maintained and protected. Wildlife underpasses should be incorporated into the roadways designed to cross this corridor.

7. The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.

8. Recreational trails may be constructed adjacent to, but shall not be constructed within the preserved wetlands, wetland buffers or other preserved habitat on the project's eastern side, so as to protect the natural values of these resources.

WATER QUALITY AND STORMWATER MANAGEMENT

1. The stormwater management system should be designed to restore and maintain the natural hydroperiod of the receiving wetlands, and to meet or exceed the requirements for development within the Evers Reservoir Watershed overlay. Upland habitat adjacent to the wetland system draining to the upper Braden River shall be preserved to enhance water quality.

2. Development practices shall incorporate Best Management Practices, including those which prevent construction-related turbidity.

3. Due to the location of the project partially within the Wolf Slough/Evers Reservoir basin, an integrated pest management program shall be implemented to minimize the use of fertilizers and pesticides, and the design and construction techniques listed below should be utilized:
   - ensuring that ponds and swales are properly grassed; and
   - implementation of a site-specific surface and groundwater quality monitoring system, through the Environmental Monitoring Plan.

4. The developer shall encourage the use of water conserving landscapes and the responsible use of water by residents and occupants throughout the project.

5. Native plant species shall be incorporated into the landscape design to the greatest extent practicable.

6. To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.

7. Stormwater management ponds shall not be constructed within wetland buffers or other natural resources of regional significance.

SOILS

Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to prevent soil erosion.

FLOODPLAINS

1. All habitable structures shall be constructed at or above the 100-year flood elevation.

2. Compensation for the loss of 100-year flood storage capacity shall be provided, and shall not be constructed in existing wetlands or other native habitat.

WATER SUPPLY

1. Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

2. Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided in the Development Order. This shall include the necessity for adequate water supply for fire-fighting.

3. As committed, the applicant shall committed to implement irrigation restrictions to limit the use of water throughout the project.

4. As committed, use for the existing six wells shall be as secondary supplements for the non-potable surface water irrigation system administered by Braden River Utilities, as approved by SWFWMD.

5. The project shall utilize the lowest quality water allowable and available for irrigation purposes, especially since the applicant's analyses projects that the demand for non-potable water is expected to equal or exceed the demand for potable water.

6. The Developer has committed to the following:

- utilization of a non-potable water system for all landscaped areas;
- use of native vegetation or drought-resistant vegetation in landscaped areas and the single-family residential portion of development; and
- the re-establishment of the previously cleared tree canopy, where possible.

7. The Developer shall obtain verification of adequate water supply availability and service concurrent with the request for specific approval of Phase 2.

8. Water-saving plumbing fixtures must be used inside all buildings, including housing units. (SWFWMD)

9. Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be placed on all systems. (SWFWMD)

10. Florida-friendly landscaping principles shall be used throughout the development. (SWFWMD)

11. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated. (SWFWMD)

12. Conservation education shall be provided for the residents and other users of the development. (SWFWMD)

13. Total water use for the development shall not exceed 150 gallons per capita per day. (SWFWMD)

WASTEWATER MANAGEMENT

1. Approval of the project shall include assurance of adequate wastewater treatment capacity as well as any developer provision(s) of any wastewater improvements to the internal wastewater collection system.

2. No permanent septic tanks shall be installed on the Northwest Sector site.

STORMWATER MANAGEMENT

1. Applicant shall implement resident education advocating surface water protection. (SWFWMD)

2. Low Impact Development techniques shall be used throughout the development, particularly in areas draining to the Evers Reservoir. These techniques shall include, but are not limited to, the following: (SWFWMD)

- Retention of the maximum amount of existing native vegetation;
- Shallow vegetated swales in all areas, including parking;

- Appropriate Florida-friendly plant selections;
- Small, recessed garden areas throughout landscaped areas;
- Porous pavement and other pervious pavement technologies; and
- Stabilized grass areas for overflow parking

3. Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Manatee County and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change. (SWFWMD)

4. The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each biennial DRI report. (SWFWMD)

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

TRANSPORTATION

1. The Northwest Sector DRI development will have a negative impact on several regionally significant roadway facilities within the primary impact area. Tables 1 and 2 (below) identify the improvements associated with Phase 1 approval.

TABLE 1
Phase 1 (2011) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
S.R. 64: 39th Street to I-75	F	9.6	Widen to 6 Lanes Divided
S.R. 64: Lena Rd. to Lakewood Ranch Blvd.	F	48.6	Widen to 6 Lanes Divided

Source: SR3/Appendix 3/Table 21-13 & ADA/Table 21-10.

TABLE 2
Phase 1 (2011) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
S.R. 70 / 45th Street East	E	6.9	Add NB LT, WB LT & SB RT Lanes
S.R. 70 / 60th Street East (Caruso)	D	6.7	Add NB LT Lane
S.R. 70 / Tara Boulevard	F	6.8	Add EB & WB Thru Lanes
S.R. 70 / I-75 Eastside, NB Ramp	B/D	10.8	Add EB LT Lane & additional NB on-ramp receiving lane for dual EB to NB turns onto NB on-ramp
S.R. 70 / 87th Street East	E	15.7	Add EB & WB Thru Lanes
S.R. 64 / Lakewood Ranch Blvd.	E	6.6	Add EB LT Lane
Lakewood Ranch Blvd. / 44th Avenue / Project Driveway	N/A	100.0	Signalize when warranted
Lakewood Ranch Blvd. /Malachite Dr.	N/A	100.0	Signalize when warranted
S.R. 70 / Pope Road	N/A	100.0	Signalize when warranted

ACRONYM LISTING:

EB - East Bound
SB – South Bound
NB - North Bound
WB – West Bound
RT – Right Turn
LT - Left-Turn

Source: SR2/Appendix 1/Table 21-12

Rule 9J-2.045, FAC, provides several options for transportation mitigation:

A. SCHEDULING OF FACILITY IMPROVEMENTS. A schedule which specifically provides for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase. The schedule shall ensure that each and every roadway improvement which is necessary to achieve the adopted level of service standard for that project stage or phase shall be guaranteed to be in place and operational, or under actual construction for the entire improvement, at buildout of each project stage or phase that creates the significant impact.

B. ALTERNATIVE CONCURRENCY PROVISIONS. A schedule that appropriately addresses each significantly impacted state and regional roadway segment through compliance with that jurisdiction's specific alternative concurrency provision of Subsections 163.3180, F.S., where such mitigative measures are specifically adopted in an in-compliance local government comprehensive plan and are fully explained and applied in the development order.

C. PROPORTIONATE SHARE PAYMENTS. This option is available if affected extra-jurisdictional local governments, or the Florida Department of Transportation for facilities on the State Highway System, agree to accept proportionate share payments as adequately mitigating the extra-jurisdictional impacts of the development on the

significantly-impacted state and regional roadways within their jurisdiction.

D. LEVEL OF SERVICE MONITORING. A monitoring schedule for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase shall be developed. The schedule shall identify each roadway improvement which is necessary to achieve the adopted level of service standard, and indicate the amount of development and the timing of that development which will cause a roadway to operate below the adopted level of service. In the circumstance where the schedule does not identify the necessity and timing of improvements for a particular phase or substage, the development order shall require that building permits for that phase or substage will not be issued until the appropriate written approvals are obtained and any needed mitigation requirements are complied with.

E. COMBINATION OF MITIGATION MEASURES. A combination of the mitigative measures contained in paragraphs A-D, above, that mitigates for each significantly impacted state and regional roadway, or other mitigative measures which are proposed and reviewed in the ADA, including the provision for capital facilities for mass transportation, or the provision for programs that provide alternatives to single occupancy vehicle travel, which reasonably assure that public transportation facilities shall be constructed and made available when needed to accommodate the impacts of the proposed development.

2. Due to the rapid growth of southern Manatee County, deficiencies of the existing transportation system and the impacts anticipated from this project, the following measures are necessary as conditions of approval.

A monitoring program to verify that the actual number of trips generated by Northwest Sector DRI is reflective of the transportation analysis and subsequently prescribed mitigative measures instituted by the developer. The program shall provide biennial PM peak hour project driveway counts at all project entrance driveway intersections with public roadways (including SR 70, Lakewood Ranch Road and Lorraine Road). The monitoring program shall commence upon completion of 50 percent of Phase 1, or the equivalent, in terms of trip generation. Monitoring shall continue on a biennial annual basis until project buildout.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at all project entrance driveways with public roadways (including SR 70, Lakewood Ranch Road and Lorraine Road). Only turns to and from the project entrances need to be counted (through volumes on the public roadways will not be required). The sum of the project entrance trips will be totaled in 15-minute increments and the highest four consecutive 15 minute totals will be summed to determine the project's total PM peak hour traffic volume. This total will include net external trips, diverted trips, and pass-by trips of the Northwest Sector DRI development.

The total PM peak hour project traffic through Phase 1 was estimated to be 3,340 net external, 240

pass-by, 384 internal trips, and 256 diverted trips for a total of 4,220 trips.
The required monitoring data shall be included in each Biennial Report. If the monitoring results demonstrate that the project is generating more than fifteen (15) percent above the number of trips estimated in the original analysis (as stated above) or a Biennial Report is not submitted within 30 days of its due date, Manatee County shall issue no further development permits and conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S. As a result, the County may amend the Development Order to change or require additional roadway improvements. The revised Transportation Analyses, if required, shall be subject to review by all appropriate review entities.

3. As committed, the Developer shall work with the Community Services Department to provide appropriate infrastructure on Lakewood Ranch Boulevard for transit services.

4. The developer shall provide full Application for Development Approval responses regarding the issue of transportation when seeking specific approval of Phase 2. This shall include the prior conduct of a transportation methodology meeting to reach agreement with all appropriate transportation review entities as to the terms, variables and assumptions to be utilized in the transportation analysis. The future review shall be administered under the Notice of Proposed Change process.

5. A Land Use Equivalency Matrix would allow the developer slight variations in the quantity of approved land uses without the requirement of pursuit of such modifications through the Notice of Proposed Change process. The conversion formulas presented below are based on p.m. peak hour trip generation factors. Each conversion prepared in accordance with the Equivalency Matrix presented below would be approved by Manatee County pending a determination that any resulting increases in water demand, wastewater and solid waste generation, school impacts and parkland requirements, as appropriate, have all been satisfactorily addressed or can be accommodated.

   Each conversion request shall be provided to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs for review a minimum of 14 days prior to approval by Manatee County.

   The Land Use Equivalency Matrix (LUEM) is as follows:

	CHANGE TO▼				
CHANGE FROM▼	**Residential/ SF Detached (Units)**	**Residential/ Apartment (Units)**	**COMMER-CIAL (Sq. Ft.)**	**OFFICE (Sq. Ft.)**	**ASSISTED LIV. FAC. (Beds)**
Residential/S.F. Detached(Units)		1.42	202.00	255.00	3.24
Residential/Apartment (Units)	0.65		132.00	165.00	2.11
Commercial (1,000 Sq. Ft.)	2.73	3.88		1271.00	16.20
Office (1,000 Sq. Ft.)	0.47	0.68	176.00		3.30
Assisted Living Facility (Beds)	0.14	0.20	51.00	79.00	

Source: SR3/Appendix E

In order to ensure the multi-use integrity of the project, the developer has agreed to restrict the project entitlements to +/- 40 percent of the specifically approved entitlements with the exception of a potential request to construct a maximum of 120-bed Assisted Living Facility. The following table documents the "minimums" and "maximums" associated with each of the project uses:

LAND USE	SPECIFICALLY APPROVED AMT. (PHASE 1)	MINIMUM	MAXIMUM
Residential/Single Family	2,650 Units	1,590 Units	3,710 Units
Residential/Multi-Family	350 Units	210 Units	490 Units
Commercial	200,000 Sq. Ft.	120,000 Sq. Ft.	280,000 Sq. Ft.
Office	105,000 Sq. Ft.	63,000 Sq. Ft.	147,000 Sq. Ft.
Assisted Living Facility	0 Beds	0 Beds	120 Beds

Source: SR3/Appendix E

AIR QUALITY

1. Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

2. The developer shall provide full Application for Development Approval responses regarding the issue of Air Quality when seeking specific approval of Phase 2. The future review shall be administered under the Notice of Proposed Change process.

HURRICANE PREPAREDNESS

The developer should coordinate with the Institute for Business and Home Safety (IBHS) and the Manatee County Emergency Management Department to determine the feasibility of incorporating fire and wind-resistant "fortified" design criteria into the commercial and office facilities.

AFFORDABLE HOUSING

Reanalysis of affordable housing associated with Phase 2 shall be required if non-residential uses are added to proposed Phase 2 and/or Rule 9J-2.0248, FAC is modified regarding affordable housing. If required, the reanlaysis of affordable housing shall be provided in conjunction with the Notice of Proposed Change application seeking specific Phase 2 approval.

POLICE AND FIRE PROTECTION

1. The Development Order shall include identification of the police/fire protection mitigation measures necessary to accommodate this development.

2. As agreed upon, the applicant has shall use applicable Fire Wise principles such as clearing around

houses and structures, carefully spacing trees, and maintaining irrigation systems.

RECREATION AND OPEN SPACE

1. Greenways and environmentally-sensitive features shall be maintained by the Developer or successors such as a Home Owners Association, CDD, other legal entity and/or as directed by the permitting agencies.

2. As committed, the developer shall provide a 10-acre private park, a community center, a tot-lot (separate from the park), and recreation trails (along the project's eastern boundary). The park shall include a multiuse sports field, an open-air pavilion, and restrooms.

ENERGY

The developer shall incorporate energy conservation measures into the site design, building construction and landscaping to the maximum extent feasible.

HISTORICAL AND ARCHAEOLOGICAL

Any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Manatee County.

GENERAL CONDITIONS

1. Should development of Phase 1 significantly depart from the parameters set forth in the ADA, the project will be subject to substantial deviation review pursuant to Section 380.06, F.S.

2. As identified elsewhere in the Recommended Conditions section of this Report, specific Phase 2 approval shall be contingent upon further transportation, air quality and affordable housing analyses (if appropriate) submitted in accordance with Subsection 380.06, F.S., and verification of water supply availability.

3. Physical development shall commence within two years of Development Order adoption, in order to have reasonable expectation of achieving Phase 1 buildout by 2011. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.

4. Any approval of Northwest Sector shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 9J-2.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 9J-2.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 9J-2.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 9J-2.045 (Transportation Uniform Standard Rule); and 9J-2.048 (Adequate Housing Uniform

Standard Rule).

5. Any approval of this development shall require that all of the developer's commitments set forth in the ADA and subsequent Sufficiency Responses be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section III of this Report.

6. Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the developer in accordance with Rule 9J-2.0252, FAC.

7. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.

8. Approval of Northwest Sector DRI shall be contingent upon the project's consistency with the Manatee County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.

9. The Development Order should take into account any applicable concerns set forth in the attached letters of the Southwest Florida Water Management District, the Florida Department of Environmental Protection and the Florida Department of Transportation.

_____
Robert "Bob" Kersteen, Chair

ATTEST: _____
Lori Denman, Recording Secretary

These comments and recommendations were approved by a majority vote of the Tampa Bay Regional Planning Council on this 10th day of April, 2006.

SECTION V - REVIEW AGENCY COMMENTS
DRI #256 - NORTHWEST SECTOR
MANATEE COUNTY

Comments for the following Review Agencies are attached

Southwest Florida Water Management District
Florida Department of Environmental Protection
Florida Department of Transportation

Southwest Florida
Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)
SUNCOM 572-6200

Lecanto Service Office
Suite 226
3600 West Sovereign Path
Lecanto, Florida 34461-8070
(352) 527-8131
SUNCOM 667-3271

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)
SUNCOM 531-6900

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)
SUNCOM 578-2070

March 21, 2006

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Vice Chair, Pasco
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General Counsel

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

SUBJECT: **Northwest Sector Development of Regional Impact (DRI)**
Manatee County

Dear Mr. Meyer:

The Staff of the Southwest Florida Water Management District have developed recommended development order conditions for the Northwest Sector project. Thank you for this opportunity. Water supply is continuing concern for the development due to its location within the Southern Water Use Caution Area (SWUCA). One of our primary objectives in developing conditions for this development is to ensure the efficient use of water resources.

PROJECT DESCRIPTION

The Northwest Sector DRI proposes a mixed-use development on approximately 1,519 acres in unincorporated Manatee County, north of SR 70 and west of Lorraine Road. At buildout, this project will contain 4,096 single-family dwelling units, 350 multi-family units, 200,000 square feet of commercial and 105,000 square feet of office. Project construction will be in two phases, with buildout expected in 2019.

Water Supply

The proposed Northwest Sector development is situated in the SWUCA, where future water demand is expected to exceed the ability of traditional groundwater sources to provide necessary supplies over the next 20 years, and in the Most Impacted Area, where new Floridan aquifer withdrawals will not be permitted. New development represents additional water demand in an area already stressed in providing for current reasonable and beneficial uses. The development must therefore implement, to the maximum extent possible, water conservation and use alternative supplies. Recommended development order conditions for the project follow:

Water-saving plumbing fixtures must be used inside all buildings, including housing units.

Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be on all systems.

Florida-friendly landscaping principles shall be used throughout the development.

Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.

Conservation education shall be provided for the residents and other users of the development.

Total water use for the development shall not exceed 150 gallons per capita per day.

Stormwater Management
The project site drains to the Braden River (Williams Creek and Braden River basins) and the Manatee River (Mill Creek basin). Recommended conditions for protecting these important resources are as follows:

Applicant shall implement resident education advocating surface water protection.

Low Impact Development techniques shall be used throughout the development, particularly in areas draining to the Evers Reservoir. These techniques shall include, but are not limited to, the following:

* Retention of the maximum amount of existing native vegetation
* Shallow vegetated swales in all areas, including parking
* Appropriate Florida-friendly plant selections
* Small, recessed garden areas throughout landscaped areas
* Porous pavement and other pervious pavement technologies
* Stabilized grass areas for overflow parking

Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Manatee County and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change.

The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each biennial DRI report.

We appreciate this comment opportunity. The recommendations provided are for your evaluation and use in developing the recommended development order. These recommendations do not constitute permit approval under Chapter 373, Florida Statutes, or any rules promulgated thereunder, nor do they stand in lieu of normal permitting procedures.

Additionally, these comments are not necessarily the final position of the District and may be subject to revision pursuant to additional information and further review. If I can be of further assistance, please call me at (352) 796-7211 extension 4407.

Sincerely,

Trisha Neasman

Trisha Neasman, AICP
Government Planning Coordinator

cc: Carol Clarke, Manatee County
Brenda Winningham, Department of Community Affairs
Todd Pokrywa, Schroeder-Manatee Ranch, Inc.
Scott Laidlaw, SWFWMD
Joanne McClellan, SWFWMD

Department of Environmental Protection

Jeb Bush
Governor

Southwest District
13051 N. Telecom Parkway
Temple Terrace, FL 33637-0926

Colleen M. Castille
Secretary

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

March 29, 2006

Sent via: Regular mail and facsimile
Re: Northwest Sector Final Comments

Dear Mr. Meyer:

The Florida Department of Environmental Protection's Southwest District has reviewed the above referenced document and offers the following final comments:

Considering the immense size of the development area encompassed by the proposed GWMP (approximately 2200 acres) and hydrological complexity involving four separate watershed basins, The Department will accept the consultant's methods adhering to the Manatee County Guidelines for developments in locating the down gradient monitor wells depicted on the GWMP Exhibit A aerial photo. The Department does; however, recommend that the background monitor well be justified by site-specific water table data confirming its location as up gradient per requirements of Rule 62-522.600 (3), Florida Administrative Code (FAC). In addition, per the FAC citation above, the consultant should provide a fracture trace analysis for the region to aid in locating areas with a potential for high sinkhole occurrence. The project lies within a region characterized as having few sinkholes (see attached figure), but when they do occur they are wide, deep, cover collapse type events. Care should be taken not to collect storm water or other effluent in any collapsed depressional feature on the site, as this practice is capable of causing additional sinkhole subsidence.

Monitor well depths should not be specified *prior* to installation as screen intervals need to be placed to intercept seasonal high and low water tables. The development lies in the Gulf Coastal Lowlands Province in a particular area dominated by very level and poorly drained soils where the seasonal high water table can be expected to lie very near ground surface. Monitor wells should also contain an annulus seal of fine washed silica sand between the screen zone filter

pack and surface grout; finished above ground surface with a three-foot stick-up and lockable protective casing. Please refer to the District's Guidelines for Monitor Well Design and installation, attached. It is requested that the applicant continue this dialogue with The Department until this issue is resolved.

We appreciate the opportunity to comment on this project as part of the DRI process. Any comments provided previously and those above are not necessarily the final position of the Department and may be subject to revision pursuant to additional information and further review. These comments and those previously made do not preclude or deem exempt the applicant from any permitting responsibilities that are required by the FDEP or other applicable agencies. If I can be of further assistance, please do not hesitate to contact me at (813) 632-7600, ext. 440.

Sincerely,

Brenda Williams

Brenda Williams
DRI Coordinator
FDEP, Tampa

TOTAL P.04

Florida Department of Transportation

JEB BUSH
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

DENVER J. STUTLER, JR.
SECRETARY

March 28, 2006

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
400 Gateway Centre Blvd, Suite 100
Pinellas Park, Fl 33782

RE: Northwest Sector DRI, Manatee County, Final Comments

Dear Mr. Meyer:

The Florida Department of Transportation has completed its review of the above. We find the required improvements and external trip thresholds as shown in Table 21-13 of the "Transportation Improvement Summary" (revised 01/06/06) to be satisfactory. It is our recommendation that the Development Order for this DRI contain provisions for annual monitoring to insure that these improvements are in place at, or prior to, the appropriate external trip thresholds.

Should you have any questions or concerns with our comments, please contact feel free to contact me at 863-519-2343 at your convenience.

Sincerely,

John Czerepak
Growth Management Coordinator
Florida Department of Transportation – District 1

cc: Amarilys Perez, FDOT
Frank Meares, FDOT
Manon Lavoie, FDOT

District One Planning Office
(801) North Broadway Avenue*Post Office Box 1249*Bartow, Florida 33831
(863) 519-2300 (863) 534-7039 (Fax) MS 1-36
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TABLE 21-13
TRANSPORTATION IMPROVEMENT SUMMARY
2011 NORTHWEST SECTOR DRI (Revised 1/06/06)

Roadway Segment Threshold Improvement Summary

Roadway Segment	Improvement Summary	External Trip Threshold	Project % of LOS Standard Capacity
SR 64 from 39th St to I-75	6-lane EB/WB	1737*	5.0%
SR 64 from Lena Rd to Lakewood Rnch E	6-lane EB/WB	334**	5.0%

Intersection Threshold Improvement Summary

Intersection Location	Improvement Summary	External Trip Threshold	Project % of LOS Standard Capacity
SR 70 @ Caruso	Add NB left	2,577	6.7%
SR 70 @ I-75 NB Ramps	Add EB Left and additonal NB on-ramp receiving lane for dual EB to NB left-turns onto the NB on-ramp	768*	5.0%
SR 70 @ 87th Street	Add EB/WB Through Lanes	2,083	15.7%
SR 64 @ Lakewood Ranch Blvd	Add EB Left	2,916	6.6%
Lkwd Rnch Blvd @ 44th Ave	Signalize when warranted	N/A	N/A
Lkwd Rnch Blvd @ Malachite Dr	Signalize when warranted	N/A	N/A
SR 70 @ Pope Rd	Signalize when warranted	N/A	N/A
SR 70 @ Tara Blvd	Add EB/WB Thru lanes	1,822	6.8%
SR 70 @ 45th Street	Add WB, NB Left-Add SB Right	1,041	6.9%

*Threshold volume is based upon the number of net external trips at which Project traffic becomes significant (at least 5%) on the affected roadway link.
**Threshold applies only to development prior to 2007; Improvement in 1st 3 years of FDOT Work Program starting in 2007.

1737

1/25/2006