

# FINAL REPORT

## DRI #269

### Parrish Lakes

### Manatee County



*Tampa Bay Regional Planning Council*

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REPORT ADOPTED: April 11, 2011

**DRI #269 - PARRISH LAKES  
MANATEE COUNTY**

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**SECTION I - INTRODUCTION**  
**DRI #269 - PARRISH LAKES**  
**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 September 12, 2005.

<b>APPLICANT INFORMATION</b>	
<b>OWNER</b>	FLM, Inc. 4602 Dogwood Hills Ct. Brandon, FL 33511 Attention: Mr. Claude Melli, President
<b>LEGAL COUNSEL</b>	Icard Merrill et al 2033 Main Street Sarasota, FL 34237 Attention: Mr. William Merrill III
<b>PLANNING/ENGINEERING</b>	King Engineering Associates, Inc. 4921 Memorial Hwy., Suite 300 Tampa, FL 33634 Attention: Mr. Scott Sheridan
<b>TRANSPORTATION</b>	
<b>ENVIRONMENTAL &amp; ENGINEERING</b>	
<b>ECONOMIC</b>	
<b>ARCHAEOLOGICAL</b>	Archaeological Consultants, Inc. 8110 Blakie Court, Suite A Sarasota, FL 34240 Attention: Ms. Marion Almy

## CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	March 10, 2009
Preapplication Conference	-	May 18, 2009
ADA Submittal	-	February 10, 2010
Site Inspection	-	March 2, 2010
ADA Comments	-	March 12, 2010
First Sufficiency Response Submittal	-	August 12, 2010
First Sufficiency Response Comments	-	September 10, 2010
Second Sufficiency Response Submittal	-	January 10, 2011
Declaration of Sufficiency by TBRPC	-	February 9, 2011
Notify Manatee County to Set Hearing Date	-	February 9, 2011
Notification Received of Hearing Date	-	February 24, 2011
TBRPC <i>Final Report</i> adoption	-	April 11, 2011
Manatee County BOCC Meeting	-	July 26, 2011

## PROJECT DESCRIPTION

The applicant for the Parrish Lakes Development of Regional Impact (DRI) is seeking DRI approval for a 1,155± acre multi-use community in northeast Manatee County. The project is located along the southern side of Moccasin Wallow Road, north of Erie Road and less than one mile east of Interstate 75. The project's northern limits are approximately three miles south of the Hillsborough County line. The General Location Map is provided as *Map 1* (Page 5). As proposed, the project consists of: 3,300 Residential units, 400,000 sq. ft. of Retail and 50,000 sq. ft. of Office to be completed over two phases with build-out scheduled for 2030. The following constitutes the proposed phasing schedule:

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

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 Matrix is included on Page 43 of the *Recommended Regional Conditions* section of this Report.

As depicted on the *Master Development Plan (Map 2)*, Residential uses surround the centrally-located Town Center parcel. A proposed 250,000 sq. ft. Retail parcel will front the northern entry to the project (i.e. Carter Road) along Moccasin Wallow Road. Seven Wetland Conservation Areas (totaling 18± acres), inclusive of Buffalo Creek which spans the project from east to west, are located across the project. An

additional 5± acre parcel will remain undeveloped and undisturbed with its corresponding designation as an Upland Preservation Area. This Preservation Area is situated along the northeast boundary of the property.

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

**Map 4** illustrates the portion of the site susceptible to flooding associated with only the most severe hurricanes, Category 5.

**DEVELOPMENT AREA:**

LAND USE	FLUCCS #	EXISTING		AT BUILDOUT	
		Acres	% of Site	Acres	% of Site
Medium Density Residential	120	0	0.0	665	57.6
High Density Residential	130	0	0.0	373	32.3
Roads	814	0	0.0	47	4.1
Mixed Commercial & Services (Town Center)	147	0	0.0	25	2.2
Retail	140	0	0.0	22	2.0
Mixed Wetland Hardwoods	617	12	1.1	12	1.0
Streams and Waterways	510	43	3.7	5	0.4
Hardwood-Conifer Mixed	434	10	0.8	5	0.4
Willow and Elderberry	618	1	0.1	1	0.1
Citrus Groves	221	690	59.7	0	0.0
Improved Pasture/Field Crops	211/215	292	25.3	0	0.0
Improved Pasture	211	56	4.9	0	0.0
Field Crops	215	19	1.6	0	0.0
Other Open Lands (Rural)	260	13	1.1	0	0.0
Live Oak	427	10	0.9	0	0.0
Fallow Crop Land	261	5	0.4	0	0.0
Reservoirs Less than 10 Acres	534	4	0.4	0	0.0
<b>TOTAL</b>		<b>1,155</b>	<b>100.0</b>	<b>1,155</b>	<b>100.0</b>

\* See Page 11 (of this Report) for detailed breakdown of existing habitat types.

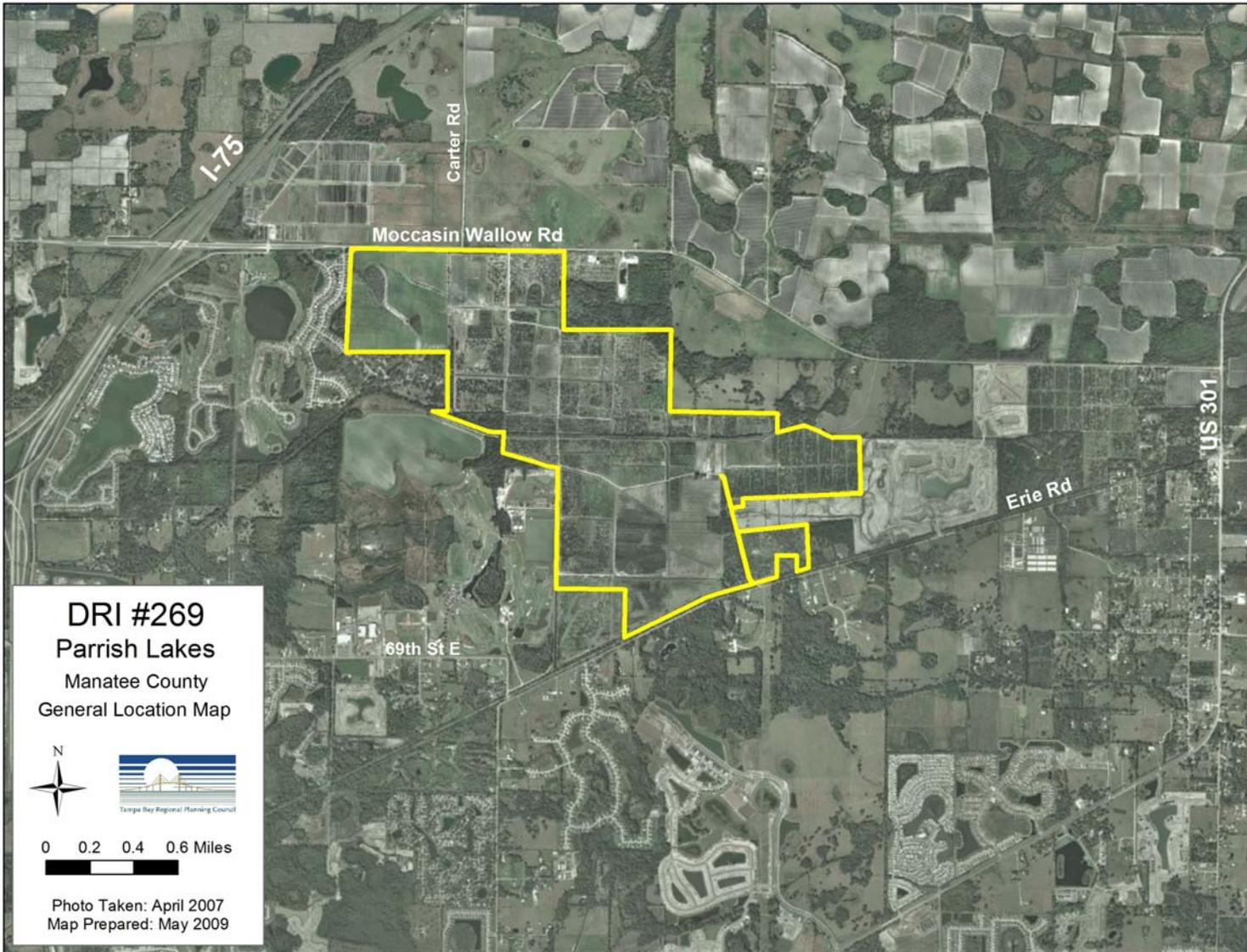
Source: SR2/Table 10-2

## SUMMARY OF PROJECT BENEFITS AND IMPACTS

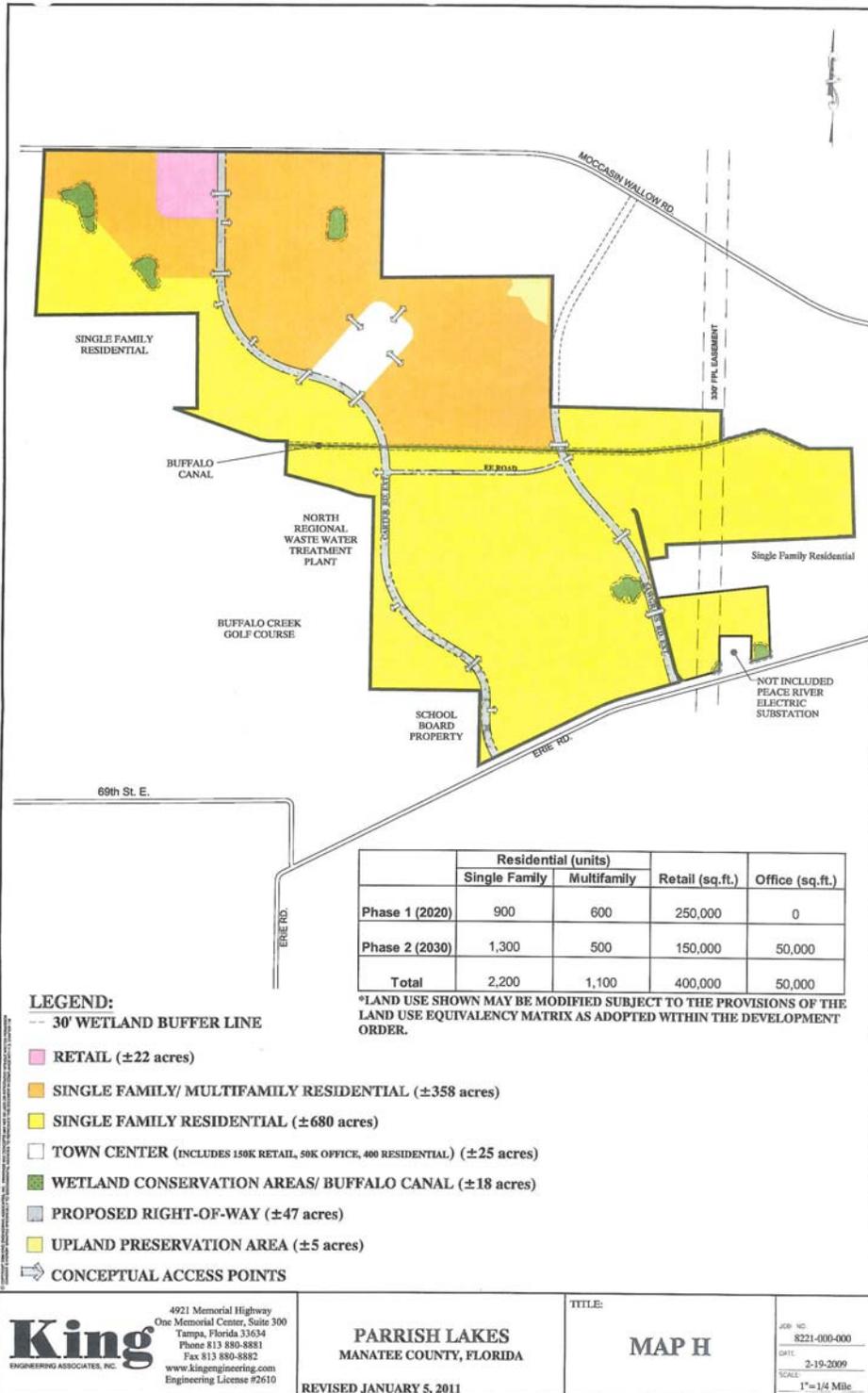
The following summary identifies those benefits and impacts anticipated following project buildout:

<b>BENEFITS</b>	<b>Employment<sup>1</sup></b>	<b>Permanent Employment at Buildout:</b> <i>1,481 jobs</i>
	<b>Government Tax Revenue<sup>2</sup></b>	<b>Estimated County Ad Valorem Tax Revenues (Annual at Buildout):</b> \$10,698,440 <b>Estimated School Board Taxes (Annual at Buildout):</b> \$ 6,199,598 <b>Estimated Other Agency Revenues (Annual at Buildout):</b> \$ 4,498,842 <b>Estimated County Sales Tax (Annual at Buildout):</b> \$ 714,912 <b>Estimated County Gas Taxes (Annual at Buildout):</b> \$ 398,376
	<b>Affordable/ Workforce Housing<sup>7</sup></b>	<b>Mitigation Proposal:</b> <b>Minimum of 10% (i.e. 330 units) affordable units for “households making 120% (or less) of the Area Median Income for Manatee County”; \$2,000 “payment-in-lieu” of construction fee; or combination thereof. Further details regarding proposal is provided within Section V of this Report.</b>
<b>IMPACTS</b>	<b>Water Supply<sup>3</sup></b>	<b>Estimated Avg. Daily Potable Water Demand (At Buildout):</b> <i>632,000 gpd</i> <b>Estimated Avg. Daily Non-Potable Water Demand (At Buildout):</b> <i>564,576 gpd</i>
	<b>Wastewater<sup>4</sup></b>	<b>Estimated Average Daily Wastewater Generation (At Buildout):</b> <i>622,000 gpd</i>
	<b>Solid Waste<sup>5</sup></b>	<b>Estimated Average Daily Solid Waste Generation (At Buildout):</b> <i>44,100 lbs./day</i>
	<b>Transportation<sup>6</sup></b>	<b>Estimated Trip Generation following completion:</b> <b>P.M. Peak Hour Trips:</b> <i>4,748 (2,661 Inbound/2,087 Outbound)</i> <b>Net Ext. P.M. Peak Hour Trips:</b> <i>2,904 (1,739 Inbound/1,165 Outbound)</i>
	<b>School<sup>8</sup></b>	<b>Estimated Elementary School Students at Buildout:</b> <i>424 Students</i> <b>Estimated Middle School Students at Buildout:</b> <i>222 Students</i> <b>Estimated High School Students at Buildout:</b> <i>279 Students</i> <b>[TOTAL PROJECTED STUDENTS]</b> <i>925 Students</i>
	<b>Energy<sup>9</sup></b>	<b>Estimated Average Daily Electrical Demand (At Buildout):</b> <i>36,813 KW</i> <b>Estimated Average Peak Hour Demand (At Buildout):</b> <i>23,750 KW</i>
<b>DEFINITIONS:</b>		<b>SOURCES:</b>
gpd - gallons per day KW - kilowatts		
<b>NOTES:</b>		<ol style="list-style-type: none"> <li>1. SR2/Table 11-1 (Revised 1/05/11)</li> <li>2. SR2/Table 11-1 (Revise 1/05/11)</li> <li>3. SR2/Table 17-1 (Revised 12/10/10)</li> <li>4. SR1/Table 18-1 (Revised 7/14/10)</li> <li>5. SR1/Table 20-1 (Revised 7/12/10)</li> <li>6. Interim DRI Transportation Report (9/09)</li> <li>7. SR2/Pages 27-28</li> <li>8. ADA/Exhibit 27-1</li> <li>9. ADA/Tables 29-1 &amp; 29-2</li> </ol>
<p>* - In lieu of conducting an affordable housing analysis in accordance with Rule 9J-2.048, FAC, as part of the overall DRI assessment, the Applicant has voluntarily proposed an affordable housing/workforce housing mitigation program described in Section V of this Report (i.e. Page 49). It is recommended that the proposed stipulations be slightly modified to reflect the recommendations of the Tampa Bay Regional Planning Council, as recognized on Pages 44-46 of the Recommended Regional Conditions section of this Report.</p>		

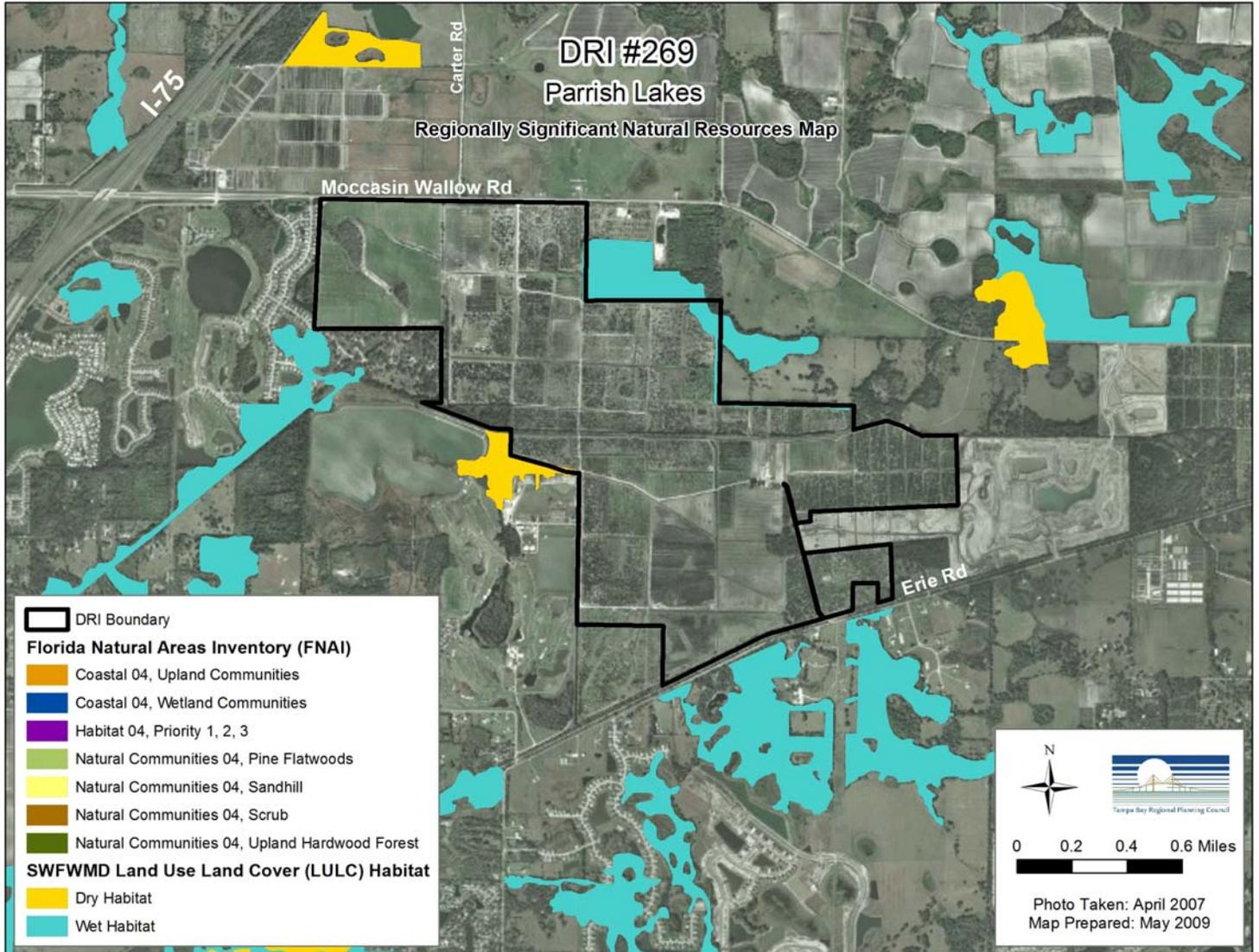
**MAP #1  
PARRISH LAKES  
GENERAL LOCATION**



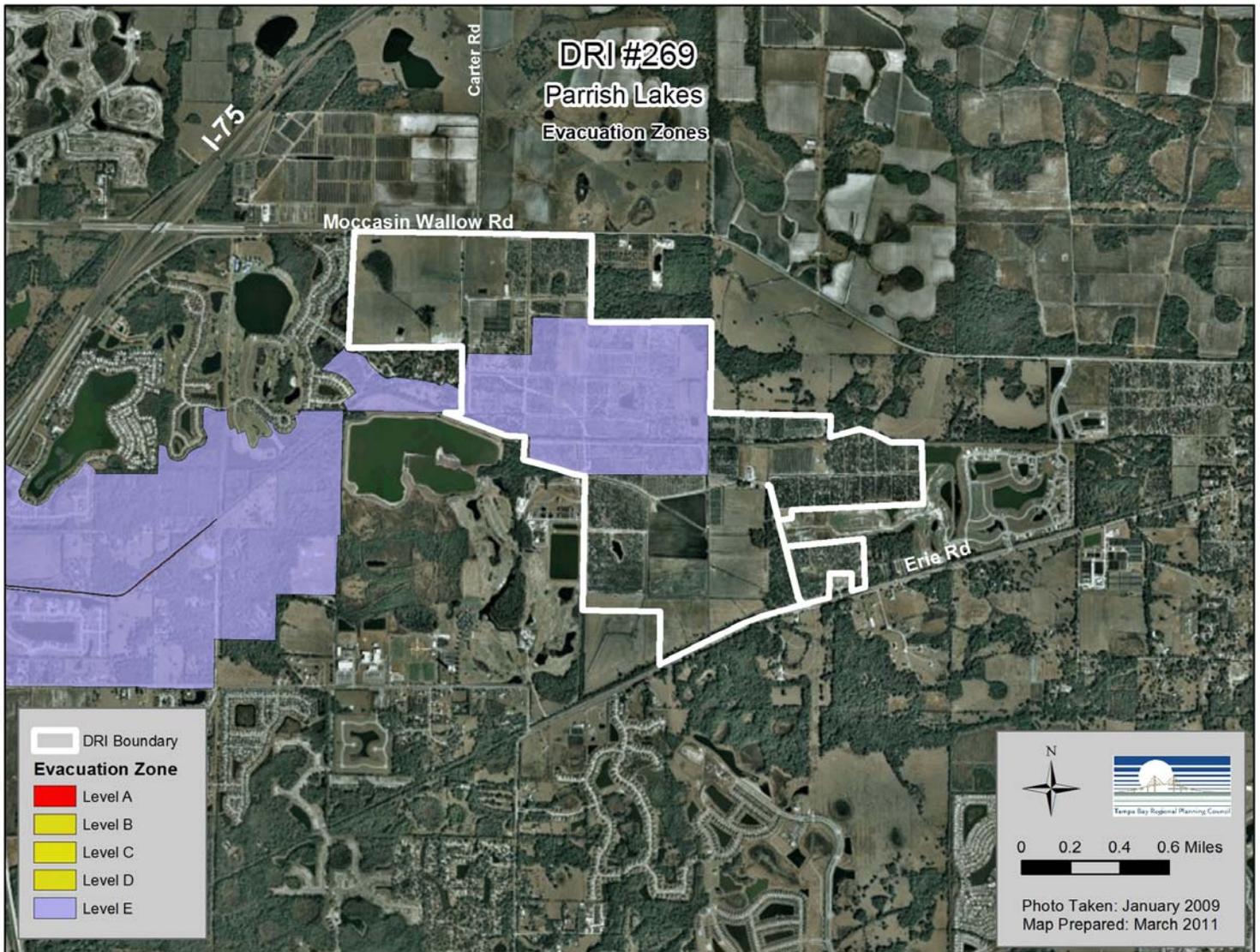
# MAP #2 PARRISH LAKES PROPOSED MASTER DEVELOPMENT PLAN



**MAP #3  
PARRISH LAKES  
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE**



**MAP #4  
PARRISH LAKES  
HURRICANE EVACUATION ZONE/VULNERABILITY**



**SECTION II- REGIONAL IMPACTS**  
**DRI #269 - PARRISH LAKES**  
**MANATEE COUNTY**

**ECONOMY**

**Employment**

The applicant estimates that the Parrish Lakes commercial, office, and retail components will create 1,481 jobs at buildout in 2030.

**Revenues Generated**

Parrish Lakes will generate revenues for the Manatee County Board of County Commissioners, 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 Parrish Lakes DRI is a mixed use project with retail, office and residential 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 about \$10.7 million in revenues to Manatee County. Manatee County's Operational Budget will receive \$4.5 million and the School Board will receive an additional \$6.2 million. Estimated annual tax revenues to other agencies include \$449,917 to the Southwest Florida Water Management District; \$33,134 to the West Coast Inland Navigation District; \$513,746 to the Municipal Fire Service Unit Fund, and \$91,497 to the Mosquito Control Fund.

The property taxes generated by Parrish Lakes DRI will depend on the value of land and vertical construction, as indicated above, and on the millage rates charged by Manatee County and the School Board. In calculating revenues, Manatee County was anticipated to levy a millage of 5.3389 and Manatee County School Board was anticipated to levy 7.372. These millage levels are expected to remain relatively constant in the future.

**Impact Fee Revenues**

Manatee County Impact fees for roads, fire/EMS, and parks as well as utility fees are anticipated to surpass \$64 million by buildout.

**Sales Tax Revenues**

Sales tax revenues generated within Parrish Lakes will be collected by the State of Florida. A portion 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 Parrish Lakes DRI, sales taxes are generated by on-site retail sales. Manatee County will receive an

estimated additional tax revenues of \$714,912 per year following project completion.

**Gas Taxes**

Gas Taxes are estimated on a per capita basis and are anticipated to be \$398,376 annually at buildout.

**School Board ad valorem**

School Board ad valorem tax revenue will surpass \$6 million annually following buildout.

**Summary**

Parrish Lakes DRI will provide Manatee County with significant economic benefits. These funds can be used to enhance the quality of services provided to Manatee County residents. Of these revenues, one time impact fee and utility collections will be about \$64 million over the construction period and over \$14.6 million in annual ongoing operating revenues project to be generated at buildout.

**ANNUAL REVENUE PROJECTIONS SUMMARY**

<b>RECIPIENT ENTITY/SOURCE</b>	<b>ANTICIPATED AVERAGE ANNUAL REVENUES (2011-2030)</b>	<b>ANTICIPATED ANNUAL REVENUES FOLLOWING BUILDOUT (2030+)</b>
Manatee County/Total Ad Valorem Taxes	\$4,471,281	\$10,698,440
Sales Taxes	\$359,080	\$714,912
Gas Taxes	\$200,999	\$398,376
Impact/Utility Fees	\$3,221,457	\$2,797,918
School Board Taxes	\$2,440,086	\$6,199,598
Other Agency Revenues	\$2,031,735	\$4,498,842
<b>TOTAL</b>	<b>\$8,282,817</b>	<b>\$14,609,646</b>

SOURCE: SR2/Table 11-1.

The following policies of the current Strategic Regional Policy Plan, pertaining to Economy, typically apply to DRI-scale proposals:

- 2.4 *Actively pursue new high-paying job-producing industries, corporate headquarters, distribution and service centers, regional offices, research and development facilities, and small businesses.*
- 2.5 *Continue to support business and industrial expansion which provides construction and non-construction (permanent) employment opportunities.*
- 2.12 *Encourage supportive and complementary industrial and commercial activities to locate in proximity to each other to establish linkages between such activities and the services they provide.*
- 2.14 *The rate of private development should be supported by local concurrency management plans and commensurate with a reasonable rate of expansion of public and semi-public facilities.*
- 2.15 *Coordinate land use and transportation planning with the provision of public facilities to assure suitable siting of new commercial or industrial enterprises.*

## **VEGETATION, WILDLIFE AND WETLANDS**

The 1,155-acre Parrish Lakes site is generally characterized by varied agricultural uses, including citrus groves, improved pasture and field crops. As can be seen in the table below, little wooded habitat remains on the site. That which does, however, including Live Oak Hammock and Mixed Hardwood-Conifer Forest, are part of larger off-site systems. Isolated Mixed Hardwood wetlands are also scattered throughout the site. Buffalo Canal, a major drainage feature for this part of Manatee County, crosses the site and provides wetland habitat as well. Cattle grazing has occurred in both pasture/open lands and non-forested wetlands, and all habitat types show the effects of agriculture and/or cattle grazing.

Areas of Natural Resources of Regional Significance designated in the *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region (2005)* include Mixed Hardwood-Conifer Forest and Live Oak Hammock. Revised Map H - Master Plan as provided in the Second Sufficiency Response, shows that only half of the Mixed Hardwood-Conifer Forest and none of the Live Oak Hammock natural habitat is planned to remain post-development.

The isolated Mixed Hardwood wetlands will be maintained via a conservation easement, platting or other means or, if it is determined that impacts are “necessary to provide internal traffic circulation and reasonable use/economical development”, mitigated through wetland creation, restoration or enhancement; upland enhancement and upland preservation via conservation easement on-site. Wetland buffers will be provided and acceptable hydroperiods will be maintained to protect natural wetlands.

Several state- or federally-listed species were observed on-site during the ADA-required surveys, though none were found to be breeding on-site. Various wading bird species feed in the fields, streams and waterways. All of the wetlands that will remain post-development will be protected by a 30' buffer. Additionally, habitat for feeding will be provided in stormwater ponds.

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

LAND USE	(FLUCCS #)	EXISTING		AT BUILDOUT	
		Acres	% of Site	Acres	% of Existing
Improved Pasture/Hay Fields	211/215	367	31.8	0	0.0
Mixed Wetland Hardwoods	617	12	1.1	11.6	97.0
Citrus Groves	221	690	59.7	0	0.0
Other Disturbed Lands	260/261/618	19	2.2	1	5.2
Hardwood-Conifer Mixed	434	10	0.8	5.6	56.0
Live Oak	427	10	0.9	0	0.0
Streams & Waterways	510	43	3.7	5	11.6

Source: Table 10-2 (SR2) and Page 12-2, SR2

A wide variety of federal- or state-listed wildlife species are known to occur on the site(\*) or in the

immediate vicinity, or may be expected to occur based upon the habitat types present. These species are listed in the following table.

SPECIES	PROTECTED STATUS
<i>Alligator mississippiensis</i> - American alligator*	Federal Threatened State Species of Special Concern
<i>Drymarchon corais couperi</i> - Eastern Indigo snake	State and Federal Threatened
<i>Egretta tricolor</i> - Tricolored heron*	State Species of Special Concern
<i>Egretta caerulea</i> - Little blue heron*	State Species of Special Concern
<i>Egretta thula</i> - Snowy egret*	State Species of Special Concern
<i>Eudocimus albus</i> - White ibis*	State Species of Special Concern
<i>Falco sparverius paulus</i> - Southeastern American kestrel*	Federal Threatened
<i>Athene cunicularia</i> - Burrowing Owl	State Species of Special Concern
<i>Gopherus polyphemus</i> - Gopher tortoise*	State Species of Special Concern
<i>Rana capito</i> - Gopher Frog	State Species of Special Concern
<i>Grus canadensis praetensis</i> - Florida sandhill crane*	State Endangered
<i>Platalea ajaja</i> - Roseate spoonbill*	State Species of Special Concern
<i>Haliaeetus leucocephalus</i> - Bald eagle*	Federal and State - Protected
<i>Apelocoma coerulescens</i> - Florida Scrub Jay	Federal Threatened
<i>Mycteria americana</i> - Wood stork	Federal and State - Endangered
<i>Ursus americanus floridanus</i> - Florida Black Bear	State Threatened

Source: Florida Fish and Wildlife Conservation Commission

The applicant also provided an extensive list of state-protected plant species which have been observed or for which suitable habitat occurs on the project site. None of the listed plant species were observed on-site. Per state law, the landowner is not prevented from destroying these species.

The following policies of the Council’s *Strategic Regional Policy Plan* pertain to this project in the areas of Vegetation, Wildlife and Wetlands:

- 4.43 *Protect, preserve, and restore all regionally-significant natural resources shown on the Map of Regionally-Significant Natural Resources.*
  
- 4.44 *Allow impacts to regionally-significant natural resources only in cases of overriding public interest and when it is demonstrated and/or documented that mitigation will successfully recreate the specific resource. Mitigation should meet the following ratios, at minimum:*

- Seagrass 4:1
- FNAI Habitat 04 3:1
- FNAI Coastal 04 3:1
- FNAI Natural Communities 3:1
- LULC Habitat Dry 2:1
- LULC Habitat Wet 3:1

- 4.45 *Ensure that mitigation by habitat re-creation employs native plant material which provides the same 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.*
- 4.46 *Recognize that, consistent with other policies in this section, permitted mitigation banking shall set the criteria for impact mitigation.*
- 4.47 *Recognize that mitigation efforts shall be:*
- *Performed within the same drainage basin where the unavoidable impacts to regionally significant wetlands occurs; and*
  - *Allowed only after avoiding impact to the greatest extent possible; and that habitat creation, restoration, and enhancement, with long-term management, be considered as viable methods of impact mitigation.*
- 4.48 *Mitigation by restoring disturbed habitat of a similar nature, including the removal of exotic plant species, may be acceptable. The minimum acceptable ratio should be twice the habitat re-creation ratio set forth in policy 4.44.*
- 4.49 *Maintain and improve native plant communities and viable 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.*
- 4.50 *Maintain a naturally vegetated buffer sufficient to preserve the value and function of the regionally-significant natural resource.*
- 4.51 *Provide and maintain adequate long-term monitoring of native plant communities and listed species' populations to provide a sound database and to identify trends upon which future regulatory and acquisition decisions can be based.*
- 4.55 *Encourage the removal of invasive, exotic species such as punk tree (Melaleuca), Australian pine (Casuarina) and Brazilian pepper (Schinus) and the replacement by native species.*
- 4.56 *Promote the principles of ecosystem management for the protection of regionally-significant natural resources.*
- 4.57 *Ensure that land use decisions are consistent with federal- and state-listed species protection and recovery plans, and adopted habitat management guidelines.*

## **WATER QUALITY AND STORMWATER MANAGEMENT**

The Parrish Lakes DRI site is located in the Gulf Coastal Lowlands physiographic province. Several significant drainage ditches were created within and around the periphery of the site to modify the surface and subsurface drainage for citrus and other farming activities. Additionally Buffalo Canal, a Manatee County drainage facility, bisects the site and is the main discharge feature of the site. It ultimately discharges into Terra Ceia Bay.

The applicant states that the property provides groundwater recharge to the surficial aquifer but is not expected to have any Floridan Aquifer recharge areas. It is also stated that groundwater elevations within the site range from a high of 30' NGVD to a low of 15' NGVD within the Buffalo Canal. However land

elevations, as shown on Map C of the ADA, are all below 30' NGVD.

The proposed stormwater management system will employ grassed swales, surface water detention ponds and stormwater attenuation ponds to treat stormwater before it is discharged to existing wetlands and waterways.

All existing wells on-site that are not to be used for the development will be plugged and abandoned as required by SWFWMD. Those to be used will be subject to permitting by SWFWMD.

The project is located in a segment of Buffalo Canal (WBID 1823) that is impaired for dissolved oxygen and fecal coliform. This would require the project's surface water management system to be designed to cause net improvement, for those parameters not meeting standards, to the receiving water.

The applicant did not provide ground or surface water quality measurements, but expects to be required to develop a pre- and post-development environmental monitoring plan, including water quality parameters and intends to perform baseline water quality monitoring for ambient groundwater conditions.

The stormwater management system will be owned and maintained by legal entities. It is intended that the developer and/or his assigns, including possible purchasers of individual development tracts, will assume the responsibility.

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:

- 4.32 *Improve the quality of receiving waters by:*
- *Upgrading or retrofitting drainage systems to effectuate improved stormwater treatment;*
  - *Encouraging multi-purpose facilities which complement open space, recreation and conservation objectives; and*
  - *Requiring control and treatment of point and non-point discharges to estuarine and near-shore coastal waters.*
- 4.33 *Promote stormwater reuse as a component of irrigation plans for new development proposed within the watershed of a potable water reservoir and encourage Best Management Practices (BMPs).*
- 4.34 *Promote environmentally-acceptable effluent disposal alternatives and encourage water conservation and alternative water source use including the use of reclaimed wastewater.*
- 4.35 *Support the initiatives and restoration projects identified in the SWIM plans.*
- 4.36 *Incorporate by reference and implement the stormwater management strategies identified in the Sarasota Bay Estuary Program's and Tampa Bay Estuary Program's Comprehensive Conservation and Management Plans.*
- 4.37 *Provide sufficient inspection and maintenance of all stormwater facilities.*
- 4.38 *Support the preparation and implementation of comprehensive basinwide stormwater management master plans.*
- 4.39 *Encourage the use of Low Impact Development techniques in site design to store, infiltrate, and evaporate stormwater runoff on the site. General performance criteria which eliminate wetland impacts and minimize stormwater infrastructure needs include:*

- *Disturbing no more land than is necessary to provide for the desired use;*
- *Preserving indigenous vegetation to the maximum extent possible; and*
- *Minimizing impervious cover in all land development activities.*

4.40 *Prohibit hardening of unaltered shorelines or other structural lining of natural waterways or shorelines, except when required by adopted watershed and/or stormwater management plans.*

## **SOILS**

The Parrish Lakes DRI site includes a variety of soil types. EauGallie Fine Sand, Floridana Fine Sand, and Manatee Mucky Loamy Fine Sand predominate. All are poorly to very poorly drained soils, exhibiting severe limitations for the proposed uses and subject to seepage and wetness. The applicant proposes to utilize standard engineering practices to offset the soil limitations for roadways and buildings. A large percentage of the uplands will be altered by fill material to raise the elevations above the 100-year floodplain. Fill will likely come from excavation of stormwater management areas and from off-site.

Lake banks will be stabilized by use of moderate side slopes, preservation of existing vegetation and/or placement of sod or other soil stabilizing techniques. Wind and water soil erosion will be managed using local government-approved techniques.

Detailed subsurface investigations will be necessary prior to design of the stormwater management system and site development.

## **FLOODPLAINS**

The Parrish Lakes site is located almost entirely within the FEMA-delineated 100-year floodplain. Both state and local agencies have strict criteria regarding stormwater design, to prohibit downstream and upstream flooding from development projects.

Compensatory mitigation for the loss of flood storage capacity and the predevelopment 25-year discharge rate will be provided on-site. In order to minimize flood losses, finished floor elevations of habitable buildings will be located above the determined Base Flood Elevation in accordance with county requirements.

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

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

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

## **WATER SUPPLY**

Planned uses associated with the Parrish Lakes DRI are expected to generate a demand of nearly 1.2 million gallons per day of water split between potable and non-potable sources at full buildout of the project in

2030. The considerable demand on the water system will be significantly reduced when (and if) reclaimed water service and/or backup wells are constructed and operational.

The Applicant provided a August 25, 2009 correspondence from Mr. William Sagatys, Senior Engineering Specialist for Manatee County Public Works, confirming ample capacity to meet the potable water demand projections associated with the project. As identified, the Lake Manatee Water Treatment Plant currently has a plant capacity of 84.0 million gallons per day (MGD) and a current service volume of 59.9 MGD. The project also benefits from the existence of a 20" reclaimed water main along some of the project boundaries.

Mr. Sagatys’ correspondence further acknowledged that the Applicant will still need to seek a utilities certificate of level of service and bear the construction costs associated with providing “*all potable water, non potable water and sanitary sewer facilities required to serve the project.*”

The proposed Parrish Lakes development is within the Southwest Florida Water Management District’s Southern Water Use Caution Area, where future water demand is expected to exceed the ability of traditional groundwater sources to provide necessary supplies over the next 20 years. New development increases the potential for 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.

While installation of required water conserving fixtures and technology regarding irrigation systems will consequently reduce water demand, the Applicant intends to implement irrigation restrictions and encourage the use of native, drought tolerant landscaping within the 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
<b>PHASE 1 (2011-2020)</b>	RESIDENTIAL	900 SF Units/62.1 Acres	175,500	221,076
		600 MF Units/7.5 Acres	78,000	26,700
	RETAIL	250,000 Sq. Ft./2.1 Acres	30,000	3,402
	<b>PHASE 1 SUBTOTAL →</b>			<b>283,500</b>
<b>PHASE 2 (2020-2030)</b>	RESIDENTIAL	1,300 SF Units/82.35 Acres	253,500	293,166
		500 MF Units/4.5 Acres	65,000	16,020
	RETAIL	150,000 Sq. Ft./1.8 Acres	18,000	2,916
	OFFICE	50,000 Sq. Ft./0.8 Acres	12,000	1,296
	<b>PHASE 2 SUBTOTAL →</b>			<b>348,500</b>
<b>TOTAL PROJECTED WATER DEMAND →</b>			<b>632,000</b>	<b>564,576</b>

SOURCE: SR2/Table 17-1 (Revised 12/10/10)

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

- 4.25 *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.*

- 4.26 *Encourage the continued development of new, energy-efficient technologies and funding mechanisms which increase the feasibility of using drought resistant methods or alternative water supply sources to provide potable water.*
- 4.27 *Encourage the continued development and promotion of water conservation methods and technologies for use both inside and outside buildings.*
- 4.29 *Encourage use of the most practical, economically feasible and efficient irrigation methods available and the timely replacement or improvement of less water efficient systems.*

**WASTEWATER MANAGEMENT**

The various project uses within the Parrish Lakes DRI are expected to generate more than 600,000 gallons of wastewater per day upon completion. Utilizing a projected wastewater generation rates of 195 gallons per day (gpd) per single-family and 130 gpd per multi-family unit, more than 90 percent of the overall 622,000 gpd of wastewater is expected to be derived from the proposed 3,300 residential units.

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)
<b>PHASE 1 (2011-2020)</b>	RESIDENTIAL	900 SF Units	175,500
		600 MF Units	78,000
	RETAIL	250,000 Sq. Ft.	25,000
<b>PHASE 1 SUBTOTAL →</b>			<b>278,500</b>
<b>PHASE 2 (2020-2030)</b>	RESIDENTIAL	1,300 SF Units	253,500
		500 MF Units	65,000
	RETAIL	150,000 Sq. Ft.	15,000
	OFFICE	50,000 Sq. Ft.	10,000
<b>PHASE 2 SUBTOTAL →</b>			<b>343,500</b>
<b>TOTAL PROJECTED WASTEWATER GENERATION →</b>			<b>622,000</b>

SOURCE: SR1/Table 18-1 (Revised 7/14/10)

Mr. William Sagatys, Manatee County Utilities Sr. Engineering Specialist, has indicated that the County has sufficient capacity to serve the entire project area. Currently, the North Water Reclamation facility has a permitted capacity of 7.5 MGD and a daily demand of 5.03 MGD. Further expansion of capacity at this facility is currently under design.

As indicated in the Water Supply section above, the Applicant will be required to obtain a utilities certificate of level of service and construct “*all potable water, non potable water and sanitary sewer facilities required to serve the project.*”

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

**SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE**

It is estimated that the Parrish Lakes DRI will generate more than 22 tons of solid waste on a daily basis following buildout in 2030. Residential development will account for an estimated 90 percent of the project’s solid waste stream. The applicant provided a copy of Mr. C. Michael Gore’s (Manatee County Utilities Department Solid Waste Manager) August 18, 2009 correspondence confirming sufficient capacity to serve the solid waste needs of the project at the Manatee County landfill, which currently has “*16,188,140 CY of remaining volume or an estimated year end life expectancy of 31.5 years.*” This estimated landfill life does take “*projected growth into account, while maintaining certain compaction and recycling rates.*”

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

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (GPD)
PHASE 1 (2011-2020)	RESIDENTIAL	900 SF Units	12,150
		600 MF Units	5,400
	RETAIL	250,000 Sq. Ft.	2,500
PHASE 1 SUBTOTAL →			20,050
PHASE 2 (2020-2030)	RESIDENTIAL	1,300 SF Units	17,550
		500 MF Units	4,500
	RETAIL	150,000 Sq. Ft.	1,500
	OFFICE	50,000 Sq. Ft.	500
PHASE 2 SUBTOTAL →			24,050
TOTAL PROJECTED SOLID WASTE GENERATION →			44,100

SOURCE: SR1/Table 20-1 (Revised 7/12/10)

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**

The Parrish Lakes DRI development will have an impact on several regionally significant roadway facilities within the primary project area. The following tables identify the significantly impacted Roadway Links

and Intersections for Phase 1 (Tables 1 & 2 respectively) as well as the significantly impacted Roadway Links and Intersections for Phase 2 (Tables 3 & 4 respectively). While improvements have been identified to restore these facilities to the adopted level of service, the Applicant is **not** responsible for “reducing or eliminating” backlogged transportation facilities, as defined by Section 163.3180(12)(d), F.S. As indicated in each of the following respective Tables, the identified improvements appearing in “yellow” highlights were attributed solely to the anticipated project traffic for which the Applicant is responsible, and would not otherwise be needed as a result of background traffic alone.

**TABLE 1  
Phase 1 (2020) Required Link Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	TOTAL TRAFFIC REQUIRED IMPROVEMENTS
Erie Rd: CR 10 to US 301	F	19.0	Construct 4-lane divided
Moccasin Wallow Rd: I-75 to Carter Rd	F	35.0	Construct 4-lane divided
US 301: 51st St to I-75 West	F	5.0	Construct 6-lane divided
US 301: 60 <sup>th</sup> Av E to Victory Rd	F	6.0	Construct 6-lane divided
US 301: Victory Rd to Tara Siesta Blvd	F	7.0	Construct 6-lane divided
US 301: SR 62 to Moccasin Wallow Rd	F	8.0	Construct 4-lane divided
Carter Rd: Moccasin Wallow Rd to EE	F	100.0	Construct 4-lane divided

**TABLE 2  
Phase 1 (2020) Required Intersection Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT*	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Erie Rd @ 69 <sup>th</sup> St	A/F	17.5	Add SB LT lane
Moccasin Wallow @ Carter Rd	B/F	20.5	Add WB LT & EB RT lanes. Signalize when warranted by MUTCD
Moccasin Wallow @ I-75 SB Ramp	A/F	15.0	Signalize when warranted by MUTCD
Erie Rd @ Carter Rd	A/F	24.5	Add EB LT lane
Moccasin Wallow @ Ft Hamer Ext.	A/F	5.5	Add EB LT & SB RT lanes
Moccasin Wallow @ Sawgrass Rd	A/E	8.5	Add NB LT lane
<b>ACRONYM LISTING:</b>			
NB - North Bound		LT - Left Turn	
SB - South Bound		RT - Right Turn	
EB - East Bound		TH - Thru Lane	
WB - West Bound			
MUTCD - Manual of Uniform Traffic Control Devices			

\* - Unsignalized intersection Level of Service for each critical movement.

Tables 3 and 4 (below) identify the improvements needed to accommodate Phase 2. These Phase 2 improvements are in addition to the Phase 1 improvements noted above.

**TABLE 3  
Phase 2 (2030) Required Link Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	TOTAL TRAFFIC REQUIRED IMPROVEMENTS
CR 675: US 301 to SR 64	F	8.2	Construct 4-lane divided
Erie Rd/CR 75: Erie Rd (CR 10) to US 301 (Ellenton)	F	37.1	Construct 4-lane divided
I-275: US 19 to Hillsborough County	F	5.9	Construct 6-lane divided
I-75: Moccasin Wallow to Hillsborough County	F	8.2	Construct 8-lane divided
Lorraine Rd: SR 64 to SR 70	F	10.2	Construct 4-lane divided
Moccasin Wallow Rd: I-75 to Carter Rd	F	60.0	Construct 4-lane divided
Old Tampa Rd: Chin Rd to Ft Hamer Rd	F	10.6	Construct 4-lane divided
Upper Manatee River Rd: SR 64 to Curve	F	8.0	Construct 4-lane divided
US 301: Canal Rd to Ellenton Gillette	F	5.3	Construct 6-lane divided
US 301: Ellenton Gillette to 51 <sup>st</sup> St	F	7.0	Construct 6-lane divided
US 301: 51 <sup>st</sup> to I-75 West	F	8.2	Construct 6-lane divided
US 301: I-75 West to I-75 East	F	6.1	Construct 8-lane divided
US 301: I-75 East to 60 <sup>th</sup> Av E	F	6.2	Construct 8-lane divided
US 301: 60 <sup>th</sup> Av E to Victory Rd	F	9.4	Construct 8-lane divided
US 301: Victory Rd to Tara Siesta Blvd	F	11.9	Construct 8-lane divided
US 301: Tara Siesta Blvd to Erie Rd	F	11.0	Construct 6-lane divided
US 301: CR 675 to SR 62	F	14.9	Construct 4-lane divided
US 301: SR 62 to Moccasin Wallow	F	14.1	Construct 4-lane divided
US 301: Moccasin Wallow to Hills Co	F	5.3	Construct 4-lane divided
Carter Rd: Moccasin Wallow Rd to EE Rd	F	100.0	Construct 4-lane divided
Sawgrass Rd: EE Road to Erie Rd (CR 10)	F	39.9	Construct 4-lane divided

**TABLE 4**  
**Phase 2 (2030) Required Intersection Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT*	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Moccasin Wallow @ Carter Rd	B/F	34.9	Add EB RT, WB LT, NB LT, & NB RT lanes. Signalize when warranted by MUTCD
Moccasin Wallow @ Ellenton Gillette	A/E	15.2	Add EB RT & NB LT lanes
Moccasin Wallow @ I-75 NB Ramp	B/F	51.8	Signalize when warranted by MUTCD
US 301 @ Erie Rd (Parrish)	B/F	10.0	Add EB RT lane
CR 675 @ Spencer Parrish Rd	A/E	5.3	Add SB LT & EB RT lanes
Moccasin Wallow @ Buffalo Rd	C/F	18.0	Signalize when warranted by MUTCD
Erie Rd @ Sawgrass Rd	B/F	31.0	Add WB RT & NB RT lanes
<b>ACRONYM LISTING:</b>			
NB - North Bound		LT - Left Turn	
SB - South Bound		RT - Right Turn	
EB - East Bound		TH - Thru Lane	
WB - West Bound			
MUTCD - Manual of Uniform Traffic Control Devices			

\* - Unsignalized intersection Level of Service for each critical movement.

The project is proposed to be constructed in two phases, with Phase 1 completion scheduled in 2020 and Phase 2 in 2030. Specific approval is being sought for both phases. Phase 1 of the project is expected to generate 1,306 inbound and 1,016 outbound gross trips in the PM peak hour. Phase 1 internal capture will reduce the number of PM peak hour trips generated by 27.1 percent to 992 inbound and 702 outbound. Pass-by capture to the commercial land uses (44 inbound trips and 44 outbound trips) will further reduce the number of trips generated, resulting in 948 inbound and 658 outbound net external Phase 1 trips in the PM peak hour.

Through Phase 2, the project is expected to generate 2,661 inbound and 2,087 outbound gross trips in the PM peak hour. Phase 2 internal capture will reduce the number of trips generated by 35.5 percent to 1,818 inbound and 1,244 outbound. Pass-by capture to the commercial land uses (79 inbound trips and 79 outbound trips) will further reduce the number of trips generated, resulting in 1,739 inbound and 1,165 outbound net external Phase 2 trips in the PM peak hour.

Appropriate Transportation Policies of the *Strategic Regional Policy Plan* applicable to Developments of Regional Impact include:

- 1.3 *Support efforts to coordinate activities to improve public transit connections between disadvantaged neighborhoods and employment centers.*
- 5.7 *Ensure that local government through interlocal or development agreements or and land development regulations contain provisions which address the mitigation of developments with interjurisdictional impact.*
- 5.14 *Promote the implementation of programs which reduce the overall number of person and vehicle trips per mile and to promote internal capture within large developments and heavily-developed areas.*

- 5.16 *Maximize development of existing facilities and services before expansion into undeveloped areas.*
- 5.17 *Develop incentives to encourage mixed-use developments which include residential land uses to locate in and/or adjacent to designated Regional Activity Centers and activity nodes which are recognized within local government comprehensive plans.*
- 5.21 *Recognize that Developments of Regional Impact which impact more than one mode of transportation shall address solutions for mitigating the impacts to each mode.*
- 5.35 *Prioritize transportation modes and/or improvement projects which facilitate pedestrian friendly development through infill and compact projects which foster the availability of transit and multi-modal means of transportation.*
- 5.37 *Provide opportunities and/or incentives for the development of bicycle, pedestrian, and other forms of non-vehicular systems and connections with adjacent developments, activity centers, and other jurisdictions.*
- 5.41 *Encourage development and redevelopment projects to reflect an increased emphasis on the development of public transportation and bicycle and pedestrian facilities.*
- 5.43 *Encourage public/private cooperative efforts to develop an interconnected public transit system for the region consistent with the CCC's Regional Transit Plan.*
- 5.53 *Ensure that 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.*

## **AIR QUALITY**

Fugitive dust is common to all construction sites. Wind erosion of disturbed soils, the movement of construction equipment and the burning of cleared vegetation are air pollution sources. Best Management Practices can be employed to reduce air emissions from the construction site, such as: clearing and grubbing only individual parcels where construction is scheduled to proceed; sodding, seeding, mulching or planting of landscaped material in cleared and disturbed areas; and watering of exposed areas. The applicant expects to comply with local regulations governing site preparation and demolition.

The analysis of transportation impacts and potential vehicle emissions identified that air quality will be degraded at various intersections at project build-out without certain improvements. The applicant states that the improvements identified to allow operation of those intersections at LOS D or better, once constructed, will preclude air quality problems. The applicant does not propose to delay project construction until the intersection improvements are scheduled or constructed, but to pay its proportionate share of all improvement costs.

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

- 4.110 *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.*
- 4.111 *Implement land use-related performance standards that minimize negative air quality impacts resulting from development.*
- 4.145 *Encourage the availability of educational materials and learning programs concerning air quality issues.*

## **HURRICANE PREPAREDNESS**

It appears that approximately 340 acres of the project are located within Hurricane Evacuation Level E according to the 2010 Statewide Regional Evacuation Study for the Tampa Bay Region (2010 Manatee County *Hurricane Guide*). Evacuation Level E requires the evacuation of **all** habitable structures only during the most intense hurricane events (i.e. Category 5), which would be characterized by wind velocities expected to surpass 155 MPH and potential tide heights of up to 28 feet. This vulnerable portion of the project is essentially the central section of the DRI (see *Map #4*) and constitutes nearly one-third of the overall 1,155± acre site.

It is acknowledged that the Evacuation Levels were recently revised within Manatee County based on updated Sea, Lake and Overland Surge from Hurricane (SLOSH) modeling conducted for the County in 2009.

The following Hurricane Preparedness Policies of the Strategic Regional Policy Plan shall apply to the project:

- 3.1 *Reduce the risk of natural and technological hazards by state, regional, and local governments working together to:*
  - *Mitigate the impacts affecting emergency management/life safety issues through growth management and land development regulations;*
  - *Consider the relative vulnerability of proposed development to natural and technological hazards and specify mitigation strategies for evacuation and shelter impacts, life safety/security issues, and potential property damage; and*
  - *Advocate that real estate disclosure forms, deeds of sale, and lease agreements for land and/or structures in the 100-year flood zone be provided accompanied by a hazard disclosure statement generally describing the property's relative probability of damage from coastal storm surge, fresh water flooding, and/or velocity wave action.*
- 3.5 *Continue to establish, expand, and enhance coordination and cooperative efforts with the public and private sectors within the region.*
- 3.6 *Identify partners to support projects within the community which will enhance public awareness, training, and neighborhood efforts.*
- 3.9 *Ensure that adequate and efficient evacuation routes and shelter space are available to serve the needs of the Tampa Bay region in the time of an emergency by continuing the following activities:*
  - *Assessing the impacts on public shelter capacity and hurricane clearance times and determining the appropriate mitigation of residential, commercial, and industrial development...;*
  - *Identifying, expanding, and staffing of public and private facilities to serve as additional shelters;*
  - *Prioritizing maintenance and improvement projects on designated major regional evacuation routes; and*
  - *Prioritizing projects designed to enhance the capacity or relieve congestion of roadways identified as "critical links" by the most recent regional or statewide evacuation study.*
- 3.13 *Enforce all appropriate federal and state coastal construction codes, coastal setback requirements, and floodplain management regulations recognizing the vulnerability of this region to hurricanes, fresh water flooding, and tropical storms.*
- 3.15 *Ensure that the reconstruction of public facilities proceeds only if the reconstruction incorporates appropriate mitigation techniques/alternatives.*

## **AFFORDABLE HOUSING**

In lieu of completing an affordable housing analysis acceptable to Manatee County, the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs, the applicant has proposed a “Voluntary Affordable Housing Mitigation Program” fully described in Section V of this Report. Select provisions of the proposed mitigation Program have been revised as recognized in the Recommended Regional Conditions portion of this Report (Section IV).

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

- 1.3 *Support efforts to coordinate activities to improve public transit connections between disadvantaged neighborhoods and employment centers.*
- 1.4 *Promote new and innovative incentives and technical assistance programs which induce financial leveraging for new construction of affordable housing.*
- 1.6 *Support housing programs which further community-based organizations’ efforts, private sector residential investment, and improve credit opportunity through community lender partnerships to provide housing for very low-, low-, and moderate-income families.*
- 1.7 *Support the establishment of programs to assist very low-, low-, and moderate- income families to attain compliance with local building codes.*
- 1.8 *Promote use of alternative construction techniques and building materials designed to reduce construction, maintenance, and energy costs while ensuring that public safety and health standards are maintained.*
- 1.9 *Encourage the funding and implementation of home-ownership programs that benefit the ability of very-low, low-, and moderate- income families’ to successfully manage the responsibilities associated with homeownership. Such programs should also include education on energy conservation and water conserving technology both in and outside the home.*
- 1.12 *Site and design residential development in a way that: enhances and protects life and property from natural and man-made hazards; is compatible with the type and scale of surrounding land uses; fosters a pedestrian friendly environment; enhances connectivity with adjacent development; and protects existing residential areas from the encroachment of incompatible activities. Likewise, other land use areas should be protected from the encroachment of incompatible residential activities. The implementation or interpretation of these provisions, however, should not be seen as discouraging mixed-use development.*
- 1.13 *Encourage affordable housing for very low-, low-, and moderate-income families/ households that includes enhanced opportunities for traditional neighborhood, mixed-use, and single-use residential developments 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, while EMS and fire protection will be provided by the North River Fire District, approximately one mile west of the Parrish Lakes DRI. Manatee County Sheriff’s Office Comptroller Tom Salisbury has identified that a significant increase in deputies will be necessary in order to patrol this area 24/7 at buildout in 2030. The

law enforcement coverage in this area is relatively low considering the present rural characteristics of the area. Manatee County Fire Marshal Ron Cales has indicated that “*this office reserves the option of considering land within this project for future fire department expansion.*” Any specific law enforcement and/or fire protection obligations, if applicable, shall be negotiated as part of (and included within) the Development Order.

The following fire protection policy would be appropriate for the Parrish Lakes DRI:

- 4.158 *Minimize the conflicts between residential development and the wildland/urban interface by encouraging developers and residents to apply the following firewise techniques:*
- *Create a defensible space surrounding the dwelling unit;*
  - *Follow only lean (i.e., prune shrubs and cut back tree branches), clean (i.e., remove all dead plant material from around the home), and green (i.e., plant fire-resistant vegetation) landscaping practices;*
  - *Develop and practice a home fire emergency plan;*
  - *Ensure that roofing and exterior construction materials and attachments connected to the dwelling unit are fire-resistant; and*
  - *Identify the dwelling unit and neighborhood with legible and clearly marked street names and address numbers for emergency access.*

## **RECREATION AND OPEN SPACE**

On-site recreational opportunities shall be provided in accordance with the Manatee County Code. As committed, the Applicant shall prepare a Parks Master Plan prior to or concurrent with the first preliminary site plan approval. The Plan shall address the location and appropriate acreage of each park/recreation facility and may include such facilities as trails, neighborhood parks, community parks, boardwalks, fishing pier, gazebos, wetland areas, etc. The Applicant has committed to providing up to 26 acres of parks within the project.

“Ponds and preserved wetlands will provide additional open space as well as the 330' Florida Power & Light easement running north-south on the eastern portion of the project.”

Consistent with the requirements of neighboring projects along Erie Road, the Applicant has agreed to provide frontage along Erie Road for extension of the Ellenton-Willow Trail.

Recreation and Parks Policies of the *Strategic Regional Policy Plan* particularly pertinent to DRI-scale projects include:

- 4.129 *Plan park and recreational facilities, and the acquisition and restoration of open space and facilities for future recreational use, to include protection of environmental and natural resources, scenic areas, energy efficiency, water conservation, and the orderly extension and expansion of compatible public facilities and services.*
- 4.135 *Provide adequate park and recreational facilities, equitably and geographically distributed for the projected numbers of people in the region.*
- 4.136 *Hold recreation and park sites inviolate against diversion to other uses, except in cases of overriding public interest.*
- 4.138 *Protect the natural resources of regionally-significant parks, greenways, preserves, and conservation lands from incompatible land uses adjacent to these areas. Include pedestrian trails, where appropriate.*

## **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 925 students would reside within the residential component of the Parrish Lakes DRI at buildout. A September 22, 2009 correspondence from Ms. Amy Anderson of the School District of Manatee County has identified that *“the School Board of Manatee County and Manatee County Government have adopted a school concurrency management system and this development is required to obtain a Certificate of Level of Service for Public School Facilities upon submission of an application for horizontal or vertical construction approval (final site plan or functional equivalent).”*

School District staff identified a current shortage of elementary school capacity within School Service Area 1 but ample capacity at local middle and high schools presently although this *“Preliminary School Concurrency Analysis does not encumber or reserve capacity and is based on current trends for growth and development.”*

A breakdown of anticipated students by school type is as follows by Phase

	<b>ELEMENTARY SCHOOL</b>	<b>MIDDLE SCHOOL</b>	<b>HIGH SCHOOL</b>	<b>TOTAL # OF STUDENTS</b>
Phase 1 (2011-2010)	193	101	127	<b>421</b>
Phase 2 (2020-2030)	231	121	152	<b>504</b>
<b>TOTAL</b>	424	222	279	<b>925</b>

Source: ADA/Exhibit 27-1, as extrapolated by residential units within each Phase.

The following Education Policy of the *Strategic Regional Policy Plan* is relevant to DRI-scale projects:

2.59 *Continue to support local school districts as active participants in the implementation of local growth management efforts through active communication, cooperation, and coordination and as prescribed in Florida Statutes.*

## **HEALTH CARE**

It is anticipated that the majority of health care needs of the project can/will be met at the two nearest hospitals, both located in Bradenton: Manatee Memorial Hospital (8± miles away) and Blake Medical Center (10± miles away). Many specialized medical facilities are additionally located across the Region to potentially supplement many of the medical needs which are not met locally (e.g. Tampa General Hospital and All Childrens Hospital).

## **ENERGY**

An August 18, 2009 correspondence was provided by Mr. Paul Roberts of Peace River Electric Cooperative, Inc. indicating that their company has a “more than adequate supply of electric power available for the full buildout of this development and its surrounding area.”

An August 19, 2009 correspondence from Mr. Dan Shanahan of TECO/Peoples Gas was provided within the Application for Development Approval confirming that *“natural gas is available for the development”*

and that they already “maintain facilities in the vicinity” of the project limits. The Applicant has acknowledged further coordination with TECO/Peoples Gas will transpire regarding potential service within the site and the supporting infrastructure which would be necessary.

As presented in the Table below, the anticipated average daily energy consumption at buildout is more than 36,813 kilowatts (KW), with a peak hour demand of 23,750 KW.

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

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Average Daily	Peak Hour
PHASE 1 (2011-2020)	RESIDENTIAL	900 SF Units	9,068	5,850
		600 MF Units	4,185	2,700
	RETAIL	250,000 Sq. Ft.	3,875	2,500
PHASE 2 SUBTOTAL →			<b>17,128</b>	<b>11,050</b>
PHASE 2 (2020-2030)	RESIDENTIAL	1,300 SF Units	13,098	8,450
		500 MF Units	3,488	2,250
	RETAIL	150,000 Sq. Ft.	2,325	1,500
	OFFICE	50,000 Sq. Ft.	775	500
PHASE 2 SUBTOTAL →			<b>19,685</b>	<b>12,700</b>
<b>TOTAL PROJECTED ENERGY DEMAND →</b>			<b>36,813</b>	<b>23,750</b>

SOURCE: ADA/Tables 29-1 & 29-2

Applicable Energy Conservation Policies of the *Strategic Regional Policy Plan* include:

- 1.9 *Encourage the funding and implementation of home-ownership programs... such programs should also include education on energy conservation and water conserving technology both in and outside the home.*
- 4.26 *Encourage the continued development of new, energy-efficient technologies and funding mechanisms which increase the feasibility of using drought resistant methods or alternative water supply sources to provide potable water.*
- 4.113 *Encourage public and private sector support and participation in electric energy conservation programs.*
- 4.146 *Support the development of educational programs promoting energy conservation and efficiency in order to reduce unhealthy and environmentally-damaging air emissions.*

**HISTORICAL AND ARCHAEOLOGICAL**

On behalf of the Applicant, Archaeological Consultants, Inc. (ACI) completed a *Cultural Resource Assessment* of the project site in September 2009. A copy of the Assessment was provided in association with the First Sufficiency response.

Although the historic Buffalo Canal (8MA1445) was identified within the project area, no additional cultural resources were discovered during the investigation.

As the Historic Preservationist Supervisor for the Florida Division of Historical Resources, Ms. Laura Kammerer's November 20, 2009 correspondence indicated concurrence with ACI's determination that "*the proposed development will have no effect on cultural resources listed, or eligible for listing, in the NRHP [National Register of Historic Places], or otherwise of historical, archaeological or architectural value*" and that "*no further investigation of the subject parcel*" will be necessary. This finding was made in accordance with Chapter 1A-46, Florida Administrative Code.

The following policies of the Strategic Regional Policy Plan typically apply to Developments of Regional Impact and other large-scale development proposals:

- 2.31 *Preserve recreation and historic sites.*
- 2.33 *Support private and public participation of historic preservation by offering public recognition and incentives for active preservation efforts.*
- 2.34 *Encourage the rehabilitation and adaptive reuse of historic properties.*
- 2.35 *Encourage local governments to protect significant archaeological and historical resources by assessing, and as appropriate, mitigating the potential for adverse impacts and ensuring compatibility with adjacent land uses.*
- 2.36 *Protect historic properties that are designated to be of local, regional, or national significance and are eligible for nomination to the appropriate local or national historical register.*

**SECTION III - DEVELOPER COMMITMENTS**  
**DRI #269 - PARRISH LAKES**  
**MANATEE COUNTY**

The following commitments have been made in the Application for Development Approval (ADA), the First Sufficiency Response (SR1) and/or the Second Sufficiency Response (SR2).

**GENERAL**

1. *The owner will maintain a prudent fencing program to segregate and control the agricultural business operations from the development areas... (ADA/Page 10-5)*
2. *Any development that may be proposed within the [330'] FPL easement will be consistent with the property owner's easement rights. Such development is typically for ponds, or mitigation areas, park land and roadway crossings. (SR1/Page 9-1)*

**VEGETATION AND WILDLIFE**

1. *Until such time that the site is actually developed, it is anticipated that the site will remain in agricultural use with continuously active agricultural operations. (ADA/Page 12-2)*
2. *The property owners have a business plan regarding the continued maintenance of pasturelands that will remain in effect throughout the DRI process and the future sale of specific parcels to independent development entities. This plan provides that the available pastureland use areas must be maintained in order to sustain a viable cattle herd, and consequently, a viable agribusiness. The maintenance that is proposed to occur will include periodic discing of pastures followed by reseeding with various pasture grass species. (ADA/Page 12-2)*
3. *The upland listed species and other transects that have been completed on the property have verified the potential presence of this species [i.e. Gopher Tortoise] on the property, and therefore, future burrow surveys will have to be completed prior to future development of individual parcels within the overall DRI. Those surveys will be required as part of the normal development review of the site... The Applicant is amenable to a development order condition stipulating that pre-construction tortoise burrow surveys be required, and if tortoises are verified to be present, a permit sought from FWC. (ADA/Page 12-16)*
4. *The applicant intends to coordinate with the FWC as necessary during the construction design and permitting phase of the project, to determine appropriate off-site mitigation, if required, for impacts to those listed species (e.g. gopher tortoise) that cannot be accommodated entirely on-site. (ADA/Page 12-18)*
5. *The Applicant has "confirmed" that "Buffalo Creek will be retained during and after development and therefore will maintain the 'corridor' for use by wildlife." (SR2/Page 10-7)*
6. *The Applicant agrees to set aside a preservation area, the 5.6± acre Hardwood Conifer Mixed Forested upland area located in the northeast portion of the property. (SR2/Page 12-2)*

7. *To provide some assurance that additional environmental degradation does not occur on the property after the DRI approval and D.O. have been issued, the Applicant will agree to utilize the property for similar or no more intense agricultural uses than are currently in operation. (SR1/Page 12-1)*
8. *The wetlands that are to remain onsite are intended to be set aside as preservation areas, and these wetlands are depicted on the revised Map H. (SR1/Page 12-5)*
9. *Any wetlands and their buffers that are to remain within a development parcel will be set aside via conservation easements dedicated in favor of Manatee County and the property owner. The conservation easements will be provided at the time that a future development parcel or phase is platted. (SR1/Page 12-5)*
10. *The Applicant “understood” the need to complete the “updated wood stork and eastern Indigo snake Keys dated January 25, 2010.” as well as “provide an endangered species assessment for the project site” at the time of Corps permit application. (SR1/Page 13-8)*

## **WETLANDS**

1. *The project will be consistent with the elements of the Manatee County Comprehensive Plan as set forth in... Objective 3.3.1 - Wetland Protection: Preserve and protect existing, viable wetland systems to: maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas; achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands; maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer; achieve water recharge of surficial aquifers through wetland areas; maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animals and plant species; maintain essential chemical and energy cycles facilitated by wetlands; and maintain educational and recreational opportunities provided by wetlands. (ADA/Page 10-21)*
2. *In order to obtain more accurate/real elevations for these field-established hydroperiod elevations, it will be necessary in the future (prior to the construction permitting process) for a registered professional surveyor to perform a vertical survey of such elevations prior to field review/approval by regulatory (SWFWMD) staff. These surveyed and agency-approved elevations in conjunction with a wetland jurisdiction delineation will then be utilized during the design process for determining stormwater system control elevations, floodplain compensation elevations and for the design of any proposed wetland mitigation areas. (ADA/Page 13-2)*
3. *Opportunities to enhance or restore wetlands and their hydroperiods (e.g. via capture of stormwater runoff) will be evaluated as construction plans are developed for each development phase. (ADA/Page 13-3)*
4. *The relatively higher quality or larger size onsite wetlands will be avoided to the greatest extent possible, with the intent to incorporate these wetlands into the post-development landscape, and*

*potentially target the wetlands to receive pre-treated stormwater runoff as a means of improving or stabilizing the wetland hydrology while achieving additional stormwater treatment or “polishing” effects. Natural wetland areas on the property that will remain in the post-development condition will include an upland buffer/setback, which will serve as a transition zone from the development to the wetland boundary, will provide potential habitat for wildlife utilization and will provide some uptake and treatment of stormwater runoff entering wetlands via overland flow or through designated drainage swales. (ADA/Page 13-3)*

5. *Upland buffers/setbacks will be provided around all wetlands to remain in the post-development condition, as appropriate and in accordance with SWFWMD and Manatee County standards. (ADA/Page 13-5).*

## **WATER QUALITY**

1. *The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met using accepted methods including: (1) construction of littoral zones to be vegetated by native aquatic species; and (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)*
2. *The surface water management system proposed for the site will be designed to protect water quality through the use of grass swales, surface water detention ponds, and stormwater attenuation ponds... Water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas... Drainage swales will also provide for filtration of pollutants prior to discharge into stormwater management ponds. (ADA/Page 14-3)*
3. *On-site surface waters within Parrish Lakes will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. The preparation and implementation of a NPDES Stormwater Pollution Prevention Plan will further insure that the site will minimize impacts during construction. (ADA/Page 14-4)*
4. *Removal of the agricultural drainage system will also increase the residence time of the water entering isolated wetlands and the surface waters within the site, resulting in an increase in the ability of the systems to biologically filter pollutants and nutrients before the water is discharged to ultimate drainage outfall locations. (ADA/Page 14-4)*
5. *The Applicant has committed to develop a pre and post development environmental monitoring plan for the property... The monitoring plan will propose a methodology by which water quality parameters and monitoring will be established... It is reasonable to expect that the Development Order can be conditioned to include a requirement for development and implementation of a Ground and Surface Water monitoring Plan prior to site development. (SR2/Page 14-1)*

## **SOILS**

1. *Any soil limitations that may impact development of the site will be specifically identified and addressed by the Registered Geotechnical Engineer at the time of permitting. (ADA/Page 15-1)*
2. *Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at least one foot above the determined 100-year flood elevation. (ADA/Page 15-1)*

## **FLOODPLAINS**

1. *A more detailed floodplain analysis will be performed during the design and permitting phase of this project. (ADA/Page 16-1)*
2. *The storage of the water will be provided within the proposed compensation ponds between the seasonal high groundwater elevation and the design high elevation of the pond, as is typical. (SR1/Page 16-1)*

## **WATER SUPPLY**

1. *The Parrish Lakes DRI will obtain potable water from the Manatee County public water system and will comply with their requirements for installation of water conservation fixtures and adherence to water-conserving maintenance practices. (ADA/Page 10-27)*
2. *Xeriscaping within the project... will likely result in reduced non-potable water demands for irrigation within the project. (ADA/Page 17-2)*
3. *The Applicant will continue to work with SWFWMD and Manatee County to develop a long-term plan to optimize potable and non-potable water resource use in the development through methods such as designation of potable water well site(s) within the development and decreasing the amount of well withdrawals as reclaimed water becomes increasingly available to the site. (ADA/Pages 17-3 -17-4)*
4. *All existing wells onsite that are not to be used to provide water to the development will be plugged and abandoned as required by SWFWMD regulations. (SR1/Page 14-3)*
5. *All potable water is to be provided by Manatee County Utilities. (SR1/Page 17-2)*
6. *The Applicant will commit to provide all developers in the project a copy of SWFWMD's Florida Friendly Landscaping brochures and booklets, "Fertilizer Facts", "Florida Friendly Landscaping Principles" and "Micro-Irrigation, a Guide to the Basics." (SR1/Page 17-2)*
7. *The new residential units shall be energy efficient homes that use low flow toilets and water conserving faucets. (SR2/Page 10-3)*
8. *The project will utilize reclaimed water that currently transects the property and is provided immediately adjacent to the property and phase out the current agricultural pumping operation. (SR2/Page 10-3)*

9. *Parrish Lakes will also encourage Florida friendly landscape materials so long as it is not inconsistent with other land development codes. (SR2/Page 17-6)*

### **WASTEWATER MANAGEMENT**

*Permanent septic tanks will not be used in the Parrish Lakes DRI. (ADA/Page 18-2)*

### **STORMWATER MANAGEMENT**

1. *The project's stormwater management system and reuse of reclaimed water for irrigation will be integrated into the project in a way that furthers SWFWMD's goal of maintaining minimum flows and levels for natural wetlands, as well as ensuring that surface and ground water quality during the after-development will meet or exceed all State and local water quality standards. (ADA/Page 10-26)*
2. *Control structures will be baffled to preclude the discharge of floatables and be provided with bleed down orifices or V-notches sized to the appropriate SWFWMD criteria. (ADA/Page 19-2)*
3. *Legal entities will be charged with the operation and maintenance of the stormwater system(s). The developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibility to manage the system at full development. (ADA/Page 19-3)*
4. *The Applicant will schedule a pre-application meeting with SWFWMD prior to initiating the stormwater design for the development, within which all of these regulatory requirements can be addressed. (SR1/Page 19-2 & SR2/Page 19-3)*

### **TRANSPORTATION**

1. *No age restricted units are [/were] assumed in the project or in the transportation analysis. (SR1/Page 10-8)*
2. *The Applicant will commit to coordinate with MCAT [Manatee County Area Transit] at the time of development on the location and needs for bus stops and shelters along Moccasin Wallow and Erie Roads. (SR1/Page 10-13)*

### **AIR QUALITY**

*The project will either be improving these facilities to an acceptable level of service or paying for its proportionate share to mitigate these facilities as part of the project mitigation, therefore eliminating or mitigating any air quality impacts. (SR2/Page 22-1)*

### **AFFORDABLE HOUSING**

The Applicant has proposed a "Voluntary Affordable Housing/Workforce Housing" mitigation program. (SR2/Exhibit 24-1)

## **POLICE & FIRE PROTECTION**

*The Applicant will cooperate with Manatee County officials in locating facilities to serve Parrish Lakes, should fire or police facilities be required in the future. (ADA/Page 25-1)*

## **RECREATION AND OPEN SPACE**

1. *The project's extensive recreation opportunities, including pedestrian nature trails/paths, sidewalks and bike paths, will provide alternatives to the utilization of motor vehicles. (ADA/Page 10-27)*
2. *On-site parks and open space facilities will be maintained by an appropriate entity, such as a Community Development District or Homeowners Association. (ADA/Page 26-1)*
3. *The quantity of parks and the requirements to prepare a Parks Master Plan shall be specifically addressed within the Development Order. (SR2/Page 9-4)*
4. *The Applicant commits to up to 26 acres of parks to be contained within the project. Parrish Lakes will develop parks at a rate of 0.8 acres of park per 100 units. (SR2/Pages 26-1 & 26-2)*
5. *The Applicant will provide the frontage [along Erie Road for the Ellenton-Willow Trail]. The trail to be provided shall be consistent in width, and configuration as other projects along Erie Road. (SR2/Page 26-2)*

## **HEALTH CARE**

1. *The Applicant will work with the County on any suitable cost sharing that may be required. This commitment was in association with the "cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services." Currently, the nearest EMS facility is approximately five miles away along U.S. 41 North. (SR1/Page 28-1)*
2. *The Applicant has acknowledged that "any approved gates or emergency access points within or to the project should be accessible to emergency service providers by a remote control, in accordance with Manatee County Ordinance No. 09-22." (SR2/Page 28-2)*

## **ENERGY**

*Energy conservation methods to be used in the site planning process include provision of interconnected streets and sidewalks to promote walking and biking throughout the project to decrease vehicle dependency. Retail and office development will utilize energy efficient appliances, building insulation and technologies to increase energy efficiency... Energy efficient landscape design principles to maximize the shading of structures, minimize evapotranspiration and microclimate control will be considered while meeting the required landscape code. (ADA/Page 29-3)*

**SECTION IV - RECOMMENDED REGIONAL CONDITIONS**  
**DRI #269 - PARRISH LAKES**  
**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 Parrish Lakes 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 PARRISH LAKES, AS CURRENTLY PROPOSED, BE APPROVED 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 (2005)* Policy 4.44. Mitigation for justifiable impacts to Natural Resources of Regional Significance should meet the ratios set forth in that policy and Policy 4.45; i.e. 2 created : 1 impacted for Dry Habitats (Live Oak Hammock and Mixed Hardwood-Conifer Forest) and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.

2. As committed, the applicant shall preserve and protect the wetlands designated on Map H within the ADA using 30' upland buffers which are created and managed as wildlife habitat.
3. Pursuant to *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region* (2005) Policy 4.50, the applicant shall create and maintain a naturally vegetated buffer sufficient to preserve the value and function of the regionally-significant natural resources on and abutting the Parrish Lakes site. These areas, including the buffers, should be set aside in conservation easements.
4. 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.
5. 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.
6. 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. As committed, the Applicant shall maintain a prudent fencing program to separate the agricultural business operations from the development areas through buildout.

## **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 ensure the quality of the discharge. Upland habitat adjacent to the wetland system shall be created and preserved in wetland buffers to enhance water quality.
2. Development practices shall incorporate the Best Management Practices described in the ADA, including those which prevent construction-related turbidity.
3. The developer shall encourage the use of water conserving landscapes and the responsible use of water by residents and occupants throughout the project.
4. Native plant species shall be incorporated into the landscape design to the greatest extent practicable.
5. To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.
6. Stormwater management ponds shall not be constructed within wetland buffers or natural resources of regional significance.

7. Applicant shall implement resident education programs advocating surface water protection. An example of this is information on the proper use of fertilizers and pesticides. (SWFWMD)
8. A separate storage facility, from the surface water management system, is encouraged for reclaimed water use. (SWFWMD)
9. Low Impact Development techniques are encouraged throughout the development. 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
10. 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. (SWFWMD)
11. 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)

## **SOILS**

Appropriate methods, including those identified in the ADA, shall be employed during site preparation and construction to prevent wind and water soil erosion and sedimentation.

## **FLOODPLAINS**

1. Any development within the 100-year floodplain shall include full compensation for the loss of flood storage capacity.
2. Floodplain management strategies shall be employed to prevent erosion, retard runoff, and protect natural functions and values.

## **WATER SUPPLY**

1. 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 for within the Development Order. This would include the necessity for adequate water supply for fire-fighting. Future biennial reports shall contain an updated summary of utility service commitments.
2. The project shall utilize the lowest quality water allowable and available for irrigation purposes.
3. The Developer has committed to the following:
  - installation of water conserving fixtures;
  - adherence to water conserving maintenance practices;
  - use of xeriscaping; and
  - providing water conservation educational materials to all developers within the project.
4. The use and potential future use of reclaimed water, stormwater or other alternative supplies shall be maximized. Dual water lines are encouraged to facilitate this. (SWFWMD)
5. Irrigation time clocks shall be reset after the establishment period for new landscaping has expired. (SWFWMD)
6. Water-saving plumbing fixtures must be used inside all buildings, including residential units. (SWFWMD)
7. Water-conserving irrigation systems shall be used throughout the development. Soil moisture sensors are encouraged for these systems. (SWFWMD)
8. Florida-friendly landscaping principles shall be used throughout the development. (SWFWMD)
9. 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)
10. Conservation education shall be provided for the residents and other users of the development. (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 improvements to the internal wastewater collection system. Future biennial reports shall contain an updated summary of utility service commitments.

2. No permanent septic tanks shall be installed on the Parrish Lakes site.

## **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. Mitigation shall be provided to offset the significantly impacted roadways and links identified in “yellow” highlights in Tables 1-4 (Pages 19-21 of this Report). While improvements were identified to various other significantly impacted links and intersections, the highlighted improvements were attributed solely to the anticipated project traffic for which the Applicant is responsible, and that would not have been necessitated to accommodate projected background traffic alone. The Tables characterize the necessary improvement(s) and quantify the extent of project related traffic as a percentage of the existing directional capacity for links and intersections.

Section 163.3180(12), F.S. states that “*proportionate-share mitigation shall be limited to ensure that a development of regional impact meeting the requirements of this subsection mitigates its impact on the transportation system but is not responsible for the additional cost of reducing or eliminating backlogs.*” The term backlog was defined as “*facility or facilities on which the adopted level-of-service standards is exceeded by the existing trips, plus additional projected background trips from any source other than the development project under review that are forecast by established traffic standards, including traffic modeling, consistent with the University of Florida Bureau of Economic and Business Research medium population projections. Additional projected background trips are to be coincident with the particular stage or phase of development under review.*”

With the assistance of the Florida Department of Transportation concerning impacted State or Federal roadways, Manatee County shall specify all corresponding transportation mitigation which will be required of the project from the options identified within Rule 9J-2.045, F.A.C., below:

- 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. A project's proportionate share payment shall be calculated in accordance with Florida Statutes.
- 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 projections for northern 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 the Parrish Lakes 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. 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 basis until project buildout. The monitoring shall be conducted a maximum of three months prior to each respective biennial report submittal to ensure relatively current traffic data.
- 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. 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 Parrish Lakes development.

- The total PM peak hour project traffic through Phase 1 was estimated to be 1,607 net external, 88 pass-by, and 628 internal trips, for a gross total of 2,322 trips. The total PM peak hour project traffic through Phase 2 was estimated to be 2,905 net external, 157 pass-by, and 1,686 internal trips, for a gross total of 4,748 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 not issue further development permits and proceed to 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 coordinate with Manatee County Area Transit (MCAT) regarding incorporating mass transit use and facilities into the development plan.
  4. 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 proposed in accordance with the Equivalency Matrix presented below would require approval 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, at minimum, the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs for review a minimum of 14 days prior to approval consideration by Manatee County. Any/all approved conversion(s) shall additionally be recognized in the next Biennial Report.

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

		↓ CHANGE FROM ↓					
↓ CHANGE TO ↓		SINGLE-FAMILY (1 Unit)	MULTI-FAMILY (1 Unit)	OFFICE (1,000 SF)	RETAIL (1,000 SF)	MINIMUM	MAXIMUM
	SINGLE-FAMILY (1 Unit)		0.59	2.76	3.08	1,870 Units	2,530 Units
	MULTI-FAMILY (1 Unit)	1.70		4.70	5.25	880 Units	1,320 Units
	OFFICE (1,000 Sq. Ft.)	0.36	0.21		1.12	25,000 SF	75,000 SF
	RETAIL (1,000 Sq. Ft.)	0.32	0.19	0.90		300,000 SF	500,000 SF
	MEDICAL OFFICE (1,000 Sq. Ft.)	0.20	0.12	0.55	0.61	0 SF	27,500 SF

Source: SR2/Exhibit 21-1.

**The specific limitation(s) regarding flexibility of land uses (i.e. “minimums” & “maximums”) shall be determined and/or specified by Manatee County within the Development Order.**

**AIR QUALITY**

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

**HURRICANE PREPAREDNESS**

1. 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.
2. Provided that a portion of the project is susceptible to only the most intense hurricanes (i.e. Category 5) with its designation within Hurricane Evaluation Level E, any mitigation that may be imposed shall be recognized within the Development Order.

**AFFORDABLE HOUSING**

The Applicant has proposed (and therefore committed to) “voluntary affordable housing/work-force housing conditions” identified in Section V of this Report. These proposed conditions are stated below verbatim as modified by recommendations of the Tampa Bay Regional Planning Council (see strikethrough and underline). The Applicant submitted the proposed Conditions in lieu of conducting an affordable housing analysis in accordance with Rule 9J-2.048, F.A.C. These stipulations shall be included as conditions to the Development Order:

1. The Developer shall enter into a voluntary housing mitigation program as set forth in the conditions below.
2. The Developer may provide up to 330 units within the project that satisfies the requirements of the “affordable” or “workforce/essential worker” housing as defined by the Manatee County Land Development Code.
3. The 330 units shall qualify upon the first sale or rental to an end user as workforce housing as defined by the Manatee County Land Development Code. ~~The sales price for such units shall be determined to qualify as workforce housing after excluding upgrades and options from the price.~~ The maximum sales price for the workforce housing units shall be based upon current workforce sales price as established by the methodology in the Manatee County Land Development Code and may be modified each year as determined by Manatee County.
4. The proposed units may be provided as either sale units or for rent multi-family units provided the rental units meet the requirements within the Manatee County Local Housing Assistance Plan.
5. As an alternative to the construction of the units, the Developer may elect to contribute to the Voluntary Affordable Housing Mitigation Program payment no greater than \$660,000 (330 units x \$2,000 each), **in terms of 2011 dollars**, to the Manatee County Neighborhood Services Department or its designated Housing Assistance Program to fully satisfy any affordable or workforce housing requirements for the Parrish Lakes DRI.
6. The Voluntary Affordable Housing Mitigation Program payment shall be made at time of building permit for each residential unit on the project and payable at the rate of ~~\$100~~ **\$200** per residential unit **in terms of 2011 dollars**. (3,300 units X \$200 per unit = \$660,000).
7. Residential units sold within the Parrish Lakes DRI that meet the Maximum Income Limits for qualifying individual(s) or Maximum Sales Price requirements for affordable or workforce housing as identified by the Manatee County Maximum Income Limits Table shall not require voluntary cash mitigation payment described in section 6 above. These units shall also receive all applicable incentives described in Section 1302 of the Manatee County Land Development Code for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sales price and income limits in effect at the time a contract for purchase of an affordable or workforce housing unit is executed shall apply.
8. Residential units rented within the Parrish Lakes DRI that qualify as affordable housing or are equal to or less than a monthly mortgage payment for a workforce housing unit as identified in the Manatee County Maximum Income Limits Table shall not require the voluntary cash mitigation payment described in section 6 above. These units shall also receive all applicable incentives described in Section 1302 of the Manatee County Land Development Code for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price (and rental equivalent) and income limits as well as the proposed price range of rental units in effect at the time a certificate of occupancy is issued for multi-family residential building containing affordable and/or workforce housing units shall apply.

9. In lieu of the cash mitigation payments required above, either in whole or in part, Parrish Lakes DRI may propose for TBRPC, **Florida Department of Community Affairs (FDCA)** and Manatee County approval, one (1) or more “on-site” affordable housing programs to satisfy such obligation by one (1) or more of the following types of programs: provision of land for other affordable housing programs; provision of affordable rental or purchase subsidy assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC, **FDCA** and Manatee County. If one or more such “on-site” programs are approved, then the funds in the mitigation special revenue fund above, shall be utilized for such program(s).
10. The Developer shall include in its Biennial Report data showing the number and sale prices of affordable and/or workforce housing units sold or rented within the reporting period. The Biennial Report shall identify the sale of any unit via the property appraiser data for sales date. Rental shall include documentation on the number of units, rental rate and duration of initial contract. The Developer shall also report the amount of voluntary cash mitigation payments made for residential units that do not qualify as affordable or workforce housing units.
11. The Developer retains the right to perform an affordable housing analysis consistent with 9J-2.048, Florida Administrative Code, at any time during development of the DRI to determine the affordable housing need created by the project and the appropriate mitigation, if necessary, to be applied to the remainder of the project, **subject to the concurrence of Manatee County, the Tampa Bay Regional Planning Council and the FDCA.**
12. The Developer shall attempt to maintain the 10% ratio of workforce/affordable units to make the necessary mitigation payments throughout the development schedule. Should the project develop mitigation units in excess of 10% at any time, any exceedance of mitigation units shall be **created credited** towards future development of the project. If during any biennial reporting period it is determined that the project had developed or paid the cash mitigation for less than 10% ratio, the mitigation payments or units **shall be provided to may be requested by** the County **as necessary.**

**POLICE AND FIRE PROTECTION**

1. The Development Order shall include identification of the police/fire protection mitigation measures necessary to accommodate this development.
2. The Developer should apply Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.

**RECREATION AND OPEN SPACE**

1. All open space and recreation facilities within the Project shall be maintained by an appropriate entity such as a Community Development District or a Homeowners Association.
2. As committed, the Developer shall provide: up to 26 acres of parks within the project; the requested frontage along Erie Road, consistent with the requirements to the neighboring parcels, for expansion of the Ellenton-Willow Trail; and a *Parks Master Plan* to Manatee County.

## **ENERGY**

1. The developer shall incorporate energy conservation measures into the site design, building construction and landscaping to the maximum extent feasible.
2. The developer shall work with TECO/Peoples Gas to coordinate the availability of natural gas within the project, as committed.

## **HISTORICAL AND ARCHAEOLOGICAL**

Any significant historical or archaeological resources discovered during project development, if applicable, 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 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. Physical development shall commence within five years of Development Order adoption, in order to have reasonable expectation of achieving the Phase 1 buildout date. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.
3. Any approval of Parrish Lakes 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).
4. 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.
5. 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, F.A.C.
6. Approval of Parrish Lakes 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.

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

---

William Dodson, 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 11th day of April, 2011

**SECTION V**  
**VOLUNTARY AFFORDABLE HOUSING/WORKFORCE HOUSING CONDITIONS**  
**DRI #269 - PARRISH LAKES**  
**MANATEE COUNTY**



**Exhibit 24-1  
Parrish Lakes Voluntary Affordable Housing/Workforce Housing Conditions  
Revised 12/6/10**

1. The Developer shall enter into a voluntary housing mitigation program as set forth in the conditions below.
2. The Developer may provide up to 330 units within the project that satisfies the requirements of the "affordable" or "workforce/essential worker" housing as defined by the Manatee County Land Development Code.
3. The 330 units shall qualify upon the first sale or rental to an end user as workforce housing as defined by Manatee County Land Development Code. The sales price for such units shall be determined to qualify as workforce housing after excluding upgrades and options from the price. The maximum sales price for the workforce housing units shall be based upon current workforce sales price as established by the methodology in the Manatee County Land Development Code and may be modified each year as determined by Manatee County.
4. The proposed units may be provided as either for sale units or for rent multi-family units provided the rental rates meet the requirements within the Manatee County Local Housing Assistance Plan.
5. As an alternative to the construction of units, the Developer may elect to contribute to the Voluntary Affordable Housing Mitigation Program payment no greater than \$660,000 (330 units x \$2,000 each) to the Manatee County Neighborhood Services Department or its designated Housing Assistance Program to fully satisfy any affordable or workforce housing requirements for the Parrish Lakes DRI.
6. The Voluntary Affordable Housing Mitigation Program payment shall be made at time of building permit for each residential unit on the project and payable at the rate of \$100 per residential unit. (3,300 units x \$200 per unit = \$660,000).
7. Residential units sold within the Parrish Lakes DRI that meet the Maximum Income Limits for qualifying individual(s) or Maximum Sales Price requirements for affordable or workforce housing as identified by the Manatee County Maximum Income Limits Table shall not require the voluntary cash mitigation payment described in section 6 above. These units shall also receive all applicable incentives described in Section 1302 of the Manatee County Land Development Code for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price and income limits in effect at the time a contract for purchase of an affordable or workforce housing unit is executed shall apply.

8. Residential units rented within the Parrish Lakes DRI that qualify as affordable housing or are equal to or less than a monthly mortgage payment for a workforce housing unit as identified by the Manatee County Maximum Income Limits Table shall not require the voluntary cash mitigation payment described in section 6 above. These units shall also receive all applicable incentives described in Section 1302 of the Manatee County Land Development Code for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price (and rental equivalent) and income limits as well as the proposed price range of rental units in effect at the time a certificate of occupancy is issued for a multi-family residential building containing affordable and/or workforce housing units shall apply.
9. In lieu of the cash mitigation payments required above, either in whole or in part, Parrish Lakes DRI may propose for TBRPC and Manatee County approval, one (1) or more "on-site" affordable housing programs to satisfy such obligation by one (1) or more of the following types of programs; provision of land for other affordable housing programs; provision of affordable rental or purchase subsidy assistance; provision of down payment, closing cost or other acquisition cost assistance; provision of financial assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC and Manatee County. If one or more such "on-site" programs are approved, then the funds in the mitigation special revenue fund above, shall be utilized for such program(s).
10. The Developer shall include in its Biennial Report data showing the number and sale prices of affordable and/or workforce housing units sold or rented within the reporting period. The Biennial Report shall identify the sale of any unit via the property appraiser data for sales date. Rental shall include documentation on the number of units, rental rate and duration of initial contract. The Developer shall also report the amount of voluntary cash mitigation payments made for residential units that do not qualify as affordable or workforce housing units.
11. The Developer retains the right to perform an affordable housing analysis consistent with 9J-2.048, Florida Administrative Code, at any time during development of the DRI to determine the affordable housing need created by the project and appropriate mitigation, if necessary, to be applied to the remainder of the project.
12. The Developer shall attempt to maintain the 10% ratio of workforce / affordable units or make the necessary mitigation payments throughout the development schedule. Should the project develop mitigation units in excess of 10% at any time, any exceedance of mitigation units shall be created towards future development of the project. If during any biennial reporting period it is determined the project had developed or paid the cash mitigation for less than 10% ratio, the mitigation payments or units shall be provided to the County as necessary.



**SECTION VII - REVIEW AGENCY COMMENTS  
DRI #269 - PARRISH LAKES  
MANATEE COUNTY**

**Comments for the following Review Agencies are attached**

Southwest Florida Water Management District  
Florida Department of Environmental Protection  
Florida Fish and Wildlife Conservation Commission





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# Southwest Florida Water Management District

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

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

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

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

- Ronald E. Oakley**  
Chair, Pasco
- Hugh M. Gramling**  
Vice Chair, Hillsborough
- H. Paul Senft, Jr.**  
Secretary, Polk
- Douglas B. Tharp**  
Treasurer, Sumter
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- Jennifer E. Closshey**  
Hillsborough
- Albert G. Joerger**  
Sarasota
- Maritza Rovira-Forino**  
Hillsborough
  
- David L. Moore**  
Executive Director
- William S. Bilenky**  
General Counsel

March 22, 2011

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

**SUBJECT: Parrish Lakes Development of Regional Impact  
Manatee County**

Dear Mr. Meyer:

The Staff of the Southwest Florida Water Management District have developed recommended development order conditions for the Parrish Lakes project. Thank you for this opportunity. As indicated by the recommended conditions, our primary concerns for this development are the efficient use of water resources and stormwater management.

### PROJECT DESCRIPTION

The Parrish Lakes Development of Regional Impact (DRI) Application for Development Approval proposes a mixed-use development on approximately 1,155 acres in north-central Manatee County, between Moccasin Wallow Road and Erie Road. The project will include a total of 3,300 residential units, 400,000 square feet of retail and office and a mixed-use town center that will serve as a community focal point. Project construction will be in two phases, with build out expected over the next twenty years.

### Water Supply

The proposed Parrish Lakes 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. New development increases the potential for 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 water supply follow:

The use and potential future use of reclaimed water, stormwater or other alternative water supplies shall be maximized. Dual water lines shall be installed to facilitate this.



Mr. John Meyer  
March 22, 2011  
Page 2

Irrigation time clocks shall be reset after the establishment period for new landscaping has expired.

Water-saving plumbing fixtures shall be used inside all buildings, including residential units.

Water-conserving irrigation systems shall be used throughout the development. Soil moisture sensors shall be incorporated into these 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.

#### **Stormwater Management**

The project is located in a segment of Buffalo Canal (WBID 1823) that is impaired for dissolved oxygen and fecal coliform. This would require the project's surface water management system to be designed to cause net improvement, for those parameters not meeting standards, to the receiving water. The following conditions are recommended for water quality:

Applicant shall implement resident and developer education programs advocating surface water protection. An example of this is information on the proper use of fertilizers and pesticides.

A separate storage facility, from the surface water management system, is encouraged with reclaimed water use.

Low Impact Development techniques shall be used throughout the development. These techniques may 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

Mr. John Meyer  
March 22, 2011  
Page 3

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, AICP  
Government Planning Coordinator

cc: Claude Melli, FLM Inc.  
John Osborne, Manatee County  
Mike McDaniel, Department of Community Affairs  
Roy Mazur, SWFWMD  
Terri Behling, SWFWMD



## Florida Department of Environmental Protection

Southwest District Office  
13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

Rick Scott  
Governor

Jennifer Carroll  
Lt. Governor

Herschel T. Vinyard Jr.  
Secretary

24 March, 2011

John Meyer  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Blvd., Suite 100  
Pinellas Park, FL 33782

Parrish Lakes DRI #269 Declaration of Sufficiency

Dear Mr. Meyer:

The staff of the Florida Department of Environmental Protection's Southwest District has reviewed the above mentioned Parrish Lakes DRI ADA. We have no further comments. All issues have been adequately addressed by the various agencies.

We appreciate the opportunity to comment on this project as part of the DRI process. Please note, these comments do not constitute permit approval under Florida statutes or rules, nor do they take the place of normal permitting procedures. Additionally, these comments are not necessarily the final position of the Department and may be subject to revision pursuant to additional information and further review.

Sincerely,

Jonathan Seiler  
Environmental Specialist II  
Watershed Restoration

[www.dep.state.fl.us](http://www.dep.state.fl.us)



Florida Fish and Wildlife Conservation Commission

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Kenneth W. Wright  
Winter Park

Brian S. Yablonski  
Tallahassee

Executive Staff

Nick Wiley  
Executive Director

Greg Holder  
Assistant Executive Director

Karen Ventimiglia  
Deputy Chief of Staff

Division of Habitat and Species Conservation

Timothy A. Breault  
Director  
(850)488-3831  
(850)921-7793FAX

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

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32399-1600  
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Hearing/speech impaired:  
(800)955-8771(T)  
(800)955-8770(V)

MyFWC.com

April 1, 2011

John M. Meyer  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Blvd., Suite 100  
Pinellas Park, FL 33782

Re: Parrish Lakes Development of Regional Impact, Manatee County, Recommended Development Order Conditions

Dear Mr. Meyer:

The Division of Habitat and Species Conservation, Habitat Conservation Scientific Services Section, of the Florida Fish and Wildlife Conservation Commission (FWC) has coordinated our agency's review of the above-referenced document. In accordance with Chapter 380, Florida Statutes, and Florida Administrative Code (F.A.C.) 9J-2.041, we have reviewed the application for the Parrish Lakes Development of Regional Impact (DRI) and are providing general guidance for development order conditions, per the request of the Tampa Bay Regional Planning Council.

Project Description

The Parrish Lakes DRI is a proposed mixed-use development located in northern Manatee County less than one mile east of Interstate 75. Parrish Lakes consists of approximately 1,155 acres (1,022 acres in citrus production) in the Parrish area of Manatee County. The property is bound by Moccasin Wallow Road to the north with approximately 5,000 linear feet of frontage, and Erie Road to the south with approximately 4,000 linear feet of frontage. The development is proposed as two phases with a complete build-out date of 2030. It would include a total of 3,300 residential dwelling units and 450,000 square feet of retail/office space.

Recommendations

We are providing the following recommendations for development order conditions for the Parrish Lakes Development:

Wetland Buffers:

The Parrish Lakes DRI Application for Development Approval states that several species of listed wading birds were documented onsite, including the snowy egret, tricolor heron, little blue heron, white ibis, and roseate spoonbill. The application also states that the Parrish Lakes site is anticipated to continue providing forage areas for wading bird species resulting from the preservation of onsite wetlands and the creation of additional stormwater treatment ponds, attenuation ponds, and wetland mitigation areas. Further, the application states that the listed species mentioned above should continue to have the same, or increased, opportunities for forage in the post-development condition as compared to the pre-development condition. Within the context of this proposal, wetland buffers serving as riparian wildlife habitat (i.e., roosting and foraging areas) are typically

John M. Meyer  
Page 2  
April 1, 2011

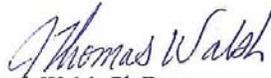
a minimum of 100 feet in width, and we have enclosed a U.S. Fish and Wildlife Service wetland buffers FAQ sheet for your reference. Therefore, we recommend that 100-foot wetland protection buffers be provided around all those wetland areas that the applicant is proposing would provide these functions to the benefit of state- and federally listed wading birds.

Future Management:

We understand that the proposed 5.6-acre upland habitat preservation area would be open for pedestrian traffic. We would like to reiterate the value of placing educational signage within and around that preservation area relating to the plants, animals, and ecology of the area in that residents and park users may receive more personal value from the preservation area. The Florida Wildlife Conservation Guide, available online at <http://myfwc.com/conservation/value/fwcgf>, offers helpful information on the design of conservation areas and the integration of nature-based recreation, as well as establishing wildlife-friendly communities. In addition to the Florida Wildlife Conservation Guide, the FWC has staff with particular expertise in developing conservation plans, including those with recreational and outreach components, that may be available to assist in further developing a habitat management plan. Consistent with Rule 9J-2.041(6)(a) F.A.C., we recommend inclusion in the final development order of a commitment to long-term maintenance of the preservation areas, a perpetual funding source for preservation management, and identification of the entity responsible for preservation management.

Thank you for the opportunity to comment on this project. If you or your staff would like to coordinate further on the recommendations contained in this letter, please contact me at 850-413-6966, or by email at [Joe.Walsh@myfwc.com](mailto:Joe.Walsh@myfwc.com). If you have specific questions regarding the content of this letter, please contact James McLaughlin at 863-647-4000 or by email at [James.McLaughlin@myfwc.com](mailto:James.McLaughlin@myfwc.com).

Sincerely,



Joseph Walsh, Ph.D.  
Sub-section Leader  
Habitat Conservation Scientific Services Section

jw/jm  
ENV 1-11-3  
Parrish Lakes DRI\_2150-040111  
Enclosure

cc: Scott Sheridan  
King Engineering Associates, Inc.  
4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, FL 33634

## Buffers: An Efficient Tool for Watershed Protection

### What Are Buffers?

A **buffer** is a strip of naturally vegetated land along a lake, stream, or wetland that provides numerous benefits. Preserving a buffer zone protects water resources from neighboring land uses. Nutrient inputs are of great concern because of their abundant sources (fertilizer, septic tank drain fields, leaking sewage lines, animal waste). Excess nutrients in lakes and estuaries cause toxic algal blooms and depleted oxygen. Natural chemical and biological processes within buffers alter or uptake nutrients and pollutants before they enter a water body, thus providing a cost-effective treatment system. Buffers preserve native habitat for wildlife and enhance aquatic habitat. The range of benefits provided by buffers includes:

- Water quality protection 
- Erosion control
- Storage of floodwaters and flood damage reduction
- Aquatic habitat enhancement 
- Habitat for terrestrial riparian wildlife 
- Maintenance of base flow in streams
- Improved aesthetic appearance of stream corridors
- Recreational and educational opportunities

**Riparian** refers to the land adjoining a body of water, usually a river or stream.

### Buffer Width: Bigger is Better

Choosing a buffer width depends on your planning goals. As buffer width increases, the buffer provides greater benefits. As seen in the table below, a 30-foot buffer provides minimal service. At 50 feet, the buffer meets minimum water quality protection recommendations and gives some aquatic habitat benefits. For effective water quality and aquatic habitat protection, a buffer width of 100 feet is needed. Buffers to enhance riparian wildlife should be 300 feet or greater. Special buffer zones may be required to protect vulnerable species. Width should be increased where slope, impervious surface, and soil type reduce buffer effectiveness. The consequences of an inadequate buffer may be an increased need for stormwater ponds, increased flooding, decreased abundance of sportfish, and/or loss of certain species such as some salamanders or crayfish.

Benefit Provided:	Buffer Width:					
	30 ft	50 ft	100 ft	300 ft	1,000 ft	1,500 ft
Sediment Removal - Minimum						
Maintain Stream Temperature						
Nitrogen Removal - Minimum						
Contaminant Removal						
Large Woody Debris for Stream Habitat						
Effective Sediment Removal						
Short-Term Phosphorus Control						
Effective Nitrogen Removal						
Maintain Diverse Stream Invertebrates						
Bird Corridors						
Reptile and Amphibian Habitat						
Habitat for Interior Forest Species						
Flatwoods Salamander Habitat – Protected Species						

## Sources

Burke, V.J. and J.W. Gibbons, 1995, Terrestrial Buffer Zones and Wetland Conservation: A Case Study of Freshwater Turtles in a Carolina Bay, *Conservation Biology* 9 (6), pp. 1365-1369.

Desbonnet, A., V. Lee, P. Pogue, D. Reis, J. Boyd, J. Willis, and M. Imperial, 1995, Development of Coastal Vegetated Buffer Programs, *Coastal Management* 23, pp. 91-109.

Mitsch, W.J. and J.G. Gosselink, 1993, *Wetlands*, Van Nostrand Reinhold, New York, New York.

Semlitsch, R.D., 1998, Biological Delineation of Terrestrial Buffer Zones for Pond-Breeding Salamanders, *Conservation Biology* 12 (5), pp. 1113-1119.

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Wenger, S., 1999, *A Review of the Scientific Literature on Riparian Buffer Width, Extent and Vegetation*, Office of Public Service and Outreach, Institute of Ecology, University of Georgia, Athens, Georgia.

Wenger, S. and L. Fowler, 2000, *Protecting Stream and River Corridors: Creating Effective Local Riparian Buffer Ordinances*, Carl Vinson Institute of Government, University of Georgia, Athens, Georgia.

## For Further Information Contact:

### U.S. Fish and Wildlife Service

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9/13/01 MM/kh/C:/.../buffer fact2.doc



# Council Minutes

April 11, 2011  
10:00 a.m.

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## REPRESENTATIVES PRESENT

Chair, Vice Mayor Bill Dodson, City of Plant City  
Vice Chair, Commissioner Larry Bustle, Manatee County  
Secretary/Treasurer, Mayor Bob Minning, City of Treasure Island  
Past Chair, Commissioner Jack Mariano, Pasco County  
Commissioner Nina Bandoni, City of Safety Harbor  
Vice Mayor Ron Barnette, City of Dunedin  
Mayor Scott Black, City of Dade City  
Commissioner Neil Brickfield, Pinellas County  
Commissioner Woody Brown, City of Largo  
Commissioner Victor Crist, Hillsborough County  
Commissioner Robin DiSabatino, Alt., Manatee County  
Commissioner Al Halpern, City of St. Pete Beach  
Councilman Sam Henderson, City of Gulfport  
Council Member Bill Jonson, City of Clearwater  
Mr. Robert Kersteen, Pinellas County Gubernatorial Appointee  
Mr. Harry Kinnan, Manatee County Gubernatorial Appointee  
Ms. Angeleah Kinsler, Hillsborough County Gubernatorial Appointee  
Councilor Bob Matthews, City of Seminole  
Council Member Janice Miller, City of Oldsmar  
Council Member Wengay Newton, City of St. Petersburg  
Ms. Barbara Sheen Todd, Pinellas County Gubernatorial Appointee  
Mr. Charles Waller, Pasco County Gubernatorial Appointee  
Ms. Pamela Vazquez, Ex-Officio, Department of Environmental Protection  
Mr. Waddah Farah, Alt., Ex-Officio, Florida Department of Transportation  
Ms. Michelle Miller, Ex-Officio, Enterprise Florida

## REPRESENTATIVES ABSENT

Mayor David Archie, City of Tarpon Springs  
Mayor Shirley Groover Bryant, City of Palmetto  
Commissioner Larry Bustle, Vice Chair, Manatee County  
Councilman Bob Langford, City of New Port Richey  
Councilwoman Mary Mulhern, City of Tampa  
Mr. Andy Núñez, Pinellas County Gubernatorial Appointee  
Mayor Kathleen Peters, City of South Pasadena  
Council Member David Pogorilich, City of Temple Terrace  
Vice Mayor Patrick Roff, City of Bradenton  
Vice Mayor Ed Taylor, City of Pinellas Park  
Ms. Kim Vance, Hillsborough County Gubernatorial Appointee  
Mr. Earl Young, Pasco County Gubernatorial Appointee  
Mr. Todd Pressman, Ex-Officio, Southwest Florida Water Management District

## OTHERS PRESENT

Trisha Neasman, Planner, SWFWMD  
John Healey, Planner, Hillsborough County  
Jennifer Salmon, Alt., Council Member, City of Gulfport  
Lisa Barrett, Manatee County  
Bob Agouse, Manatee County  
Cori Cuttler, Community Affairs Manager, SWFWMD  
Todd Pokrywa, V.P. Planning, SMR  
Scott Sheridan, VP Planning, King Engineering  
Will Augustine, Planner, Hillsborough County Planning Commission

## STAFF PRESENT

Mr. Manny Pumariega, Executive Director  
Mr. Donald Conn, Legal Counsel  
Ms. Suzanne Cooper, Principal Planner  
Ms. Lori Denman, Recording Secretary  
Mr. John Jacobsen, Accounting Manager  
Ms. Betti Johnson, Principal Planner  
Ms. Wren Krahl, Director of Administration/Public Information  
Ms. Jessica Lunsford, Senior Planner  
Mr. John Meyer, Principal Planner  
Mr. Greg Miller, Senior Planner  
Mr. Patrick O'Neil, Senior Planner  
Ms. Amanda Shaw, Senior Planner  
Mr. Brady Smith, Senior Planner  
Mr. Avera Wynne, Planning Director

### **Call to Order** – Chair Dodson

The April 11, 2011 regular meeting of the Tampa Bay Regional Planning Council (TBRPC) was called to order at 10:03 a.m.

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### **5. Review Item(s) or Any Other Item(s) for Discussion** DRI # 269 - Parrish Lakes, *Final Report*, Manatee County

Mr. John Meyer, DRI Coordinator, Principal Planner, provided the *Final Report*. The project is located in northern Manatee County, approximately one mile to the east of I-75, and about three miles south of the Hillsborough County line. The project is proposed to be built over two phases over the next 19 years. The mixed uses consist of 3,300 residential units, 400,000 sq. ft. of Retail and 50,000 sq. ft. of Office with a buildout date of 2030. The Residential units are intended to be scattered across the entire project with a large concentration of Retail uses located at one of the proposed project drives at Moccasin Wallow Road. A proposed Town Center is also centrally located.

Very few Natural Resources of Regional Significance are located on the project site. Note that the proposed Preservation Area essentially coincides with the NRRS designation. The project will require evacuation from only the most severe hurricane events, a Category 5. The vulnerable portion of the site is projected to be the central section.

The applicant is seeking specific approval of both phases of the 2-phase project and has made several commitments during the course of the DRI review including: up to 26 acres of parkland, ROW for along southern end of project for continuance of the Ellenton-Willow Trail, and the Preservation area as proposed in the Master Development Plan. The applicant will prepare a Habitat Management Plan, Stormwater Management Plan and a Parks Master Plan to coincide with the project development.

Pages 19-21 of the Council's Final Report identify the impacted roadway links and intersections significantly impacted by the project. Please recall that Subsection 163.3180, F.S. acknowledges that DRI Developers are no longer responsible to mitigating transportation impacts for roadway links and intersections that are reduced below an acceptable level of service in the current or current plus background traffic conditions. The ones highlighted in yellow are the ones which would require mitigation. A biennial traffic monitoring requirement would ensure the validity of the traffic projections.

The applicant has additionally proposed a Voluntary Affordable Housing/Workforce Housing program which should be recognized in the Development Order.

Mr. Meyer introduced Scott Sheridan, King Engineering, representing the developer FLM, Inc. Parrish Lakes is specifically bound by Moccasin Wallow Road on the north, and Erie Road on the south. The property was mainly agricultural and citrus, a little bit of cattle. Mr. Sheridan showed aerial views of the property and stated that in the center the Town Center will be located. In the northeast corner of the property there is an upland preserve which is the limit of the natural resources of regional significance. We have committed to incorporate that into a Master Parkland Plan and preserve that upland area, along with Buffalo Canal which bisects the property going east and west. Up to 26 acres of Parks and Open space will be provided to the county via a Master Parks Plan. There is also a provision for land along Erie Road for the Willow Ellenton Trail, running southbound through this property, buffers to all wetlands consistent with Manatee County Code and SWFWMD regulations, as well as adherence to State and Federal regulations for listed species.

The property is located adjacent to a wastewater treatment plant and we are optimistic that we can use reclaimed water throughout the property to reduce ground withdrawal. We worked closely with Mr. Meyer and the county on the ground and surface water monitoring plan. There will be minimal impacts to Buffalo Creek/Canal. The school board owns the property on the southwest corner, just outside the limits of the DRI. My client is committed to assist them in providing access to the infrastructure of this project so they can access that property a little more directly than their current frontage allows. There are two roads that run north/south through the property which provide important connections.

We would appreciate the Council adopting staff's Final Report. We will work with the county over the next 60 days to finalize the Development Order with Manatee County. Then we will move through the public hearing process with Manatee County to hopefully conclude this by the end of the summer.

Questions & Comments:

Council Member Newton:

Mr. Sheridan:

What is voluntary workforce/affordable housing?

We worked with staff and in lieu of doing an affordable housing study when this project was originally contemplated we knew there was probably some workforce housing available in the immediate area. So rather than going through this study and doing the evaluation, my client was opened to providing some form of affordable/workforce housing in the county. The

county has a workforce housing ordinance that is already in place which establishes parameters and thresholds for income levels, etc. for both rental and home buyer assistance. We proposed following the county ordinance that is in place. It is a commitment for the project that they will either provide the housing on site or make a contribution to the county's existing programs to provide it as well.

Commissioner Mariano:

The school site, was that one of the conditions of the DRI?

Mr. Sheridan:

The school board actually acquired that property. They own that property outright. It has frontage along Erie Road on the south side of the property. I'm with the school board and yes, we have owned that for some time. The 20 acres is suitable for an elementary school. I think it is time for you to get in touch with the school board as you move forward with this initiative.

Mr. Kinnan:

Mr. Sheridan:

We've made that commitment for when this goes to development. The infrastructure of corridor roads, the alignment that will run along the eastern boundary, the west side of this property, and access.

Commissioner Mariano:

The reclaimed water, is that already set up or is it in the process?

Mr. Sheridan:

The reclaimed line is existing in the ground through the property already so the infrastructure is already there. At the appropriate time that it needs to come on line we will coordinate with the utility.

Ms. Todd:

Has the county reviewed?

Mr. Sheridan:

Yes, the county has been very much involved in the DRI review process. The process requires that we come to the RPC first for your recommendation, as well as the county's own recommendation and then we move to the county process for the Development Order. The county has been involved since the inception of this project. Relative to both Corridor Road and Sawgrass Road, the roads on site, it is contemplated that the developer will construct those roads. They are not in place right now. They will be built incrementally as the project develops.

Commissioner Halpern: What is the target for your residential? What are you visualizing the price range?

Mr. Sheridan:

That's tough to answer today. There is both multi-family and rental as well as single family. The way the product has been contemplated is there could be a diverse amount of housing supply to both address the affordable workforce element as well as higher end single family. It's probably entry level through the middle of the market.

Council Member Jonson:

I'm interested in the transportation impact fees and how we accommodate some of the resolutions of some of the roads that aren't highlighted. In general, how do you eventually resolve some of these issues?

Mr. Conn,

TBRPC Legal Counsel:

The legal issue that I think is underlying the question has to do with backlog. This is a question that has been coming up before local government for at least the last few years when SB 360 was passed. There has been legislation over the past couple of years trying to address this issue. SB 360, as you may recall, was passed in the 2009 session and was ruled by trial court to be unconstitutional. An appeal was taken, and that appeal is still pending. There is no anticipated action in that appeal. In the meantime, the legislature this session has gone back and basically reenacted SB 360 - in three separate bills. They did that in order to address one of the legal challenges which was the single subject rule violation and they passed it. The other legal challenge had to do with unfunded mandates. That is that the legislation created an unfunded mandate burden on local governments. They have overcome that legal argument by passing the bills

by super majority. The bills have passed both the House and the Senate and they are on their way to the Governor for his action. On the issue of backlog, backlog under that legislation, as well as other bills that are pending before the legislature, is specifically declared not to be something that new development must address. But rather new development must be responsible for new development's impacts. So that leaves the question about impacted roads that are already at "F" or highly impacted - what is to happen with those roads? Unfortunately I can't give you an answer to that other than to observe that there are only two ways of dealing with that. One is through FDOT on State Roads, assistance from FDOT which in their current budget is unlikely, and the second way is through local government. But on the point of backlog, the current state of the law would relieve new development of the responsibility to deal with current conditions. That is current backlog conditions. New development would be expected to address and to fund improvements to address impacts caused by the new development. That's probably the underlying issue you raised. As to the specific roads and whether they are "F" or what level they are, I will have to defer to Mr. Meyer.

Council Member Jonson: Mr. Chair, Mr. Conn's comments were right on. Based on my experiences working with TBARTA and some of the problems we have in Pinellas County I'm more or less floating a question for the body, not so much for the developer because it sounds like they are complying with all of the requirements that are in state law, but more a question of how do we get out of this box as a region for the future in trying to develop some of our transportation alternatives. I'm sure that Hillsborough County has the same kind of situation that Pinellas County has with some of the challenges with roads that are already in the "F" category. I'm just putting the question out for any strategic response. Has the RPC thought about how to address this perhaps on a regional basis?

Chair Dodson: It appears that Council Member Jonson is wanting feedback from the RPC. Anyone who wishes to provide a comment, please do so.

Commissioner Mariano: Pasco County has a plan for all the new development that takes the burden off the people.

Council Member Jonson: Is that transportation impact fee something that could be adopted by the county commissioners, or does that require a referendum?

Commissioner Mariano: No it doesn't. It requires about a three month process.

Chair Dodson: Plant City adopted mobility fees in lieu of transportation impact fees about six months ago. I believe we were the first in our regional planning council area to do that. We are finding it to be a very acceptable manner in which we can recover against the cost or impacts when it comes to transportation. We did it by breaking up our city into five quadrants. The measure against the cost for impacts created by a specific development we recognized is greater in some parts than others because in some parts we have a lot of infrastructure already in place and in other parts it is weaker. In the weaker areas the fees would be greater. If you would like any information from our city for your reference and your staff, we would be happy to supply it.

Commissioner DiSabatino: According to the study there's anticipated 1481 jobs that will be created by this development, \$64 million in impact fees at full build-out, and an annual revenue before full build-out in over \$8 million and after full build-out of \$14 million. That's very significant for our county.

Councilman Newton: They reenacted SB 360 and got rid of the unfunded mandate. I wonder how they did that.

Mr. Conn: Unfortunately the impacts are still there. They overcame the legal challenge by passing the bills by a super majority. The constitution allows the legislature, by super majority, to pass legislation that does impose impacts on local government.

Council Member Henderson: Is this going to be a gated community? Or a walled community?

Mr. Sheridan: I don't know the answer to that today. That has not been contemplated to date.

Council Member Henderson: The reason I asked is because Buffalo Creek is acting as a wildlife corridor and I wondered if that is included in the 17.2 acres out of the 1,155. Would Buffalo Creek be a part of that?

Mr. Sheridan: Yes. But I don't believe Buffalo Creek is 17.2 acres. What you are looking at is a table that identifies all of the ditches on the property.

Council Member Henderson: So the 17.2 acres is planned to be kept as preservation or park land?

Mr. Sheridan: Buffalo Creek will be maintained in its existing configuration and at least two roadways will have to cross it. But it will be retained as it sits today on the property. That will be incorporated into the Master Park Plan.

Mr. Kinnan: Buffalo Creek isn't really much of a creek. I think it's going to be incumbent to have the open space and to try to incorporate what they can. There isn't a real natural environment that you might think by the names.

Motion to adopt the Parrish Lakes Final Report and transmit to Manatee County and the Florida Department of Community Affairs. (Black/Matthews)