

Continued to no date set



August 6, 2026 - Land Use Meeting

Subject

Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial Legislative - CJ Mills, Planner II - District 1- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org

Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

Motion to Continue:

I move to continue the public hearing to no date set and to be readvertised.

ALTERNATIVE MOTIONS:

TRANSMIT:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, in accordance with the review criteria for Comprehensive Plan Map Amendments in Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to TRANSMIT Manatee County Ordinance No. 26-16 / PA-24-11.

NOT TO TRANSMIT:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan, not in accordance with the review criteria for Comprehensive Plan Map Amendments in Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move NOT TO TRANSMIT Manatee County Ordinance No. 26-16 / PA-24-11.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

- On May 14, 2026, by a vote of 4-2, the Planning Commission voted to recommend denial with Member Bower and Sciullo voting nay and Chairman DeLesline absent. Planning Commission recommended denial due to Potable water shortage and Traffic issues.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

- Ken Piper expressed concern regarding the difference between quasi-judicial and legislative, amendments to the project, due process, public notice, and requested denial of the requests.
- Mark VanDeRee questioned if citizens can call in regarding the Comprehensive Plan amendment, road conditions, no representation for District 1,
- Elizabeth Arnold questioned how many dwelling units have been approved and not built, and expressed concern with traffic, flooding, school capacity, and no representation for District 1.
- Leonard Arnold requested denial of the request due to additional residential units and traffic.

Revised Environmental Narrative and additional public comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On June 4, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to August 6, 2026.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Updated title from Quasi-Judicial to Legislative, Additional public comment, Updated Staff report and new attachment number 10. Utility Impact analysis were entered into the record.

Background Discussion

• Request

This application proposes a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road

- Specific Approval
None

- Conditions of Approval
There are multiple stipulations from several reviewing divisions. See Ordinance No. 26-16.

• General Information

- Location
The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).
- Density/Intensity of Project
 - Density*: 3.65 DU/GA (3,778 dwellings/1,033 acres)
(*) Residential density is calculated over residential project areas only.
 - Intensity*: 0.12 FAR (246,750 square feet/2,069,100 square feet
(*) Non-residential intensity calculated over non-residential project area only.

• Affordable Housing

n/a

• Neighborhood Workshop

The applicant sent notices for one virtual meeting, scheduled for 4/20/2026. The notice, summary and issues, suggestion and concerns were provided (Attachment 5). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

- **Future Land Use Category**

Mixed-Use (MU): Approximately 1,132 acres

Public/Semi-Public (1) (P/SP(1)): Approximately 23 acres (Florida Power and Light Easement)

- **Land Use History**

- 1990: The adopted Zoning Map shows the property within the General Agriculture (A) and Suburban Agriculture (A-1) Zoning Districts.
- 2011: With the approval of Ordinance 10-011 the FLUC was revised from Urban Fringe-3 (UF-3) to MU, while retaining the P/SP (1) FLUC.
- 2017: Development Order 17-36 (DRI #28) and Ordinance PDMU-16-16(Z)(G) were approved to change the zoning to PDMU and approve a General Development Plan and Development of Regional Impact for 3,300 residential dwelling units, 400,000 square feet of commercial entitlements, and 50,000 square feet of office space.
- 2022: A revision to the GDP to minimum residential lot sizes, modify buffer widths, update phasing, adjust access points, amend conditions, and make certain adjustments for consistency.
- 2024: A revision to the GDP to decrease multi-family entitlements from 1,100 to 400, increase single-family units from 2,200 to 3,001, reduce commercial entitlements to 260,000 square feet, reduce office space to 35,000 square feet, reduce landscape buffers, remove North Central Overlay (NCO), adjust access points, and modify conditions for consistency.

- **Surrounding Areas**

- North: A mix of Planned Development Residential, Planned Development Mixed Use, and Agriculture lie to the north of the site, as well as Robinson Gateway DRI.
- South: Agricultural zoning along with a Manatee County water treatment facility (PDPI-06-45) are located to the south
- East: Planned Development Residential comprises most of the zoning to the east of the site with two parcels of Agricultural zoning
- West: RSF-4.5, RSF-1, the above referenced PD-PI and one parcel of agricultural zoning are located to the west

- **Conclusion**

The proposed Comprehensive Plan Map and Text amendment may be considered consistent with the Comprehensive Plan.

PLANNING COMMISSION ACTION:

- On May 14, 2026, by a vote of 4-2, the Planning Commission voted to recommend denial with Member Bower and Sciullo voting nay and Chairman DeLesline absent. Planning Commission recommended denial due to Potable water shortage and Traffic issues.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

- Ken Piper expressed concern regarding the difference between quasi-judicial and legislative, amendments to the project, due process, public notice, and requested denial of the requests.
- Mark VanDeRee questioned if citizens can call in regarding the Comprehensive Plan amendment, road conditions, no representation for District 1.
- Elizabeth Arnold questioned how many dwelling units have been approved and not built, and expressed concern with traffic, flooding, school capacity, and no representation for District 1.
- Leonard Arnold requested denial of the request due to additional residential units and traffic.

Revised Environmental Narrative and additional public comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On June 4, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to August 6, 2026.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Updated title from Quasi-Judicial to Legislative, Additional public comment, Updated Staff report and new attachment number 10. Utility Impact analysis were entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter # FY 25/26-0272 April 17 & 20, 2026.

Instructions to Board Records

Please forward a copy of the executed document to bobbi.roy@mymanatee.org for timely distribution to the Florida Department of Commerce.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Board of County Commissioners: 8/6/2026

Ordinance 26-16 / PA-24-11
Parrish Lakes CPA
Large-Scale Comprehensive Plan
Map and Text Amendment
PLN2408-0047

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County); providing for severability and providing an effective date.

Planning Commission: 05/14/2026

Board of County Commissioners (Transmittal): 06/04/2026 and 08/06/2026

Board of County Commissioners (Adoption): TBD

MOTION TO CONTINUE:

I move to continue the public hearing to no date set and to be readvertised.

ALTERNATIVE MOTIONS:

TRANSMIT:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan, in accordance with the review criteria for Comprehensive Plan Map Amendments in Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to **TRANSMIT** Manatee County Ordinance No. 26-16 / PA-24-11.

NOT TO TRANSMIT:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan, not in accordance with the review criteria for Comprehensive Plan Map Amendments in Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move **NOT TO TRANSMIT** Manatee County Ordinance No. 26-16 / PA-24-11, as recommended by the Planning Commission.

PLANNING COMMISSION ACTION:

- On May 14, 2026, by a vote of 4-2, the Planning Commission voted to recommend denial with Member Bower and Sciullo voting nay and Chairman DeLesline absent. Planning Commission recommended denial due to Potable water shortage and Traffic issues.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

- Ken Piper expressed concern regarding the difference between quasi-judicial and legislative, amendments to the project, due process, public notice, and requested denial of the requests.
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BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On June 4, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to August 6, 2026.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Updated title from Quasi-Judicial to Legislative, Additional public comment, Updated Staff report and new attachment number 10. Utility Impact analysis were entered into the record.

Name/Applicant: Parrish Lakes CPA/ Grimes Galvano

Case Number: Ordinance 26-16 / PA-24-11 (PLN2408-0047)

Case Manager: CJ Mills | Planner II

Request: Map and Text Amendment to Element 2 - Future Land Use of the Comprehensive Plan amending Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) to: (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change the non-residential entitlements of 750,000, and (b) remove the timeline regarding the maximum development potential for the first 5 years; and, (2) Element 5 - Transportation to (a) remove Road "EE" from Map 5-B Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road.

Location: South side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road (1,155 acres)

Type: Large-Scale Comprehensive Plan Map and Text Amendment (Privately-Initiated)

Legislative Policy Decision:

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Map and Text Amendment to Elements 2 and 5 of the Comprehensive Plan, changing the D.5 Provision, and updating Transportation Maps to reflect the reclassification of EE Road from Collector to Local road, is in the best interest of the public considering:

- Is the proposed Map and Text Amendment compatible with the development trends in the area of consideration?
- Is the proposed Map and Text Amendment compatible with surrounding uses and densities or intensities?

The applicant is requesting changes to the D5 provision that will affect the maximum density allowed, as well as the removal of a proposed thoroughfare that will be a local road instead. Its comparison with the current maximum entitlements will aid the Planning Commission and the Board of County Commissioners in evaluating the above considerations in rendering a decision on this request.

	Residential Dwelling Units (1,032.6 acres)	Non-Residential Square Feet (47.5 acres)
MU (Mixed Use) FLUC Max. Development Potential • Max. Density: 30 dwelling units per gross acre (DU/GA) • Max Floor Area Ratio (FAR: 1.0)	30,978	2,069,000
Ord 10-11 / PA10-11	3,465	750,000
Proposed Ord-26-16 / PA-24-11	3,807	750,000 (no change)

The proposed maximum residential units represent an increase of 9.87% (342 dwellings) compared to the previous CPA approved in 2010, and 12% of the maximum potential (30,978 dwellings) of the Mixed Use (MU) Future Land Use Category (FLUC). Non-residential entitlements remain without changes.

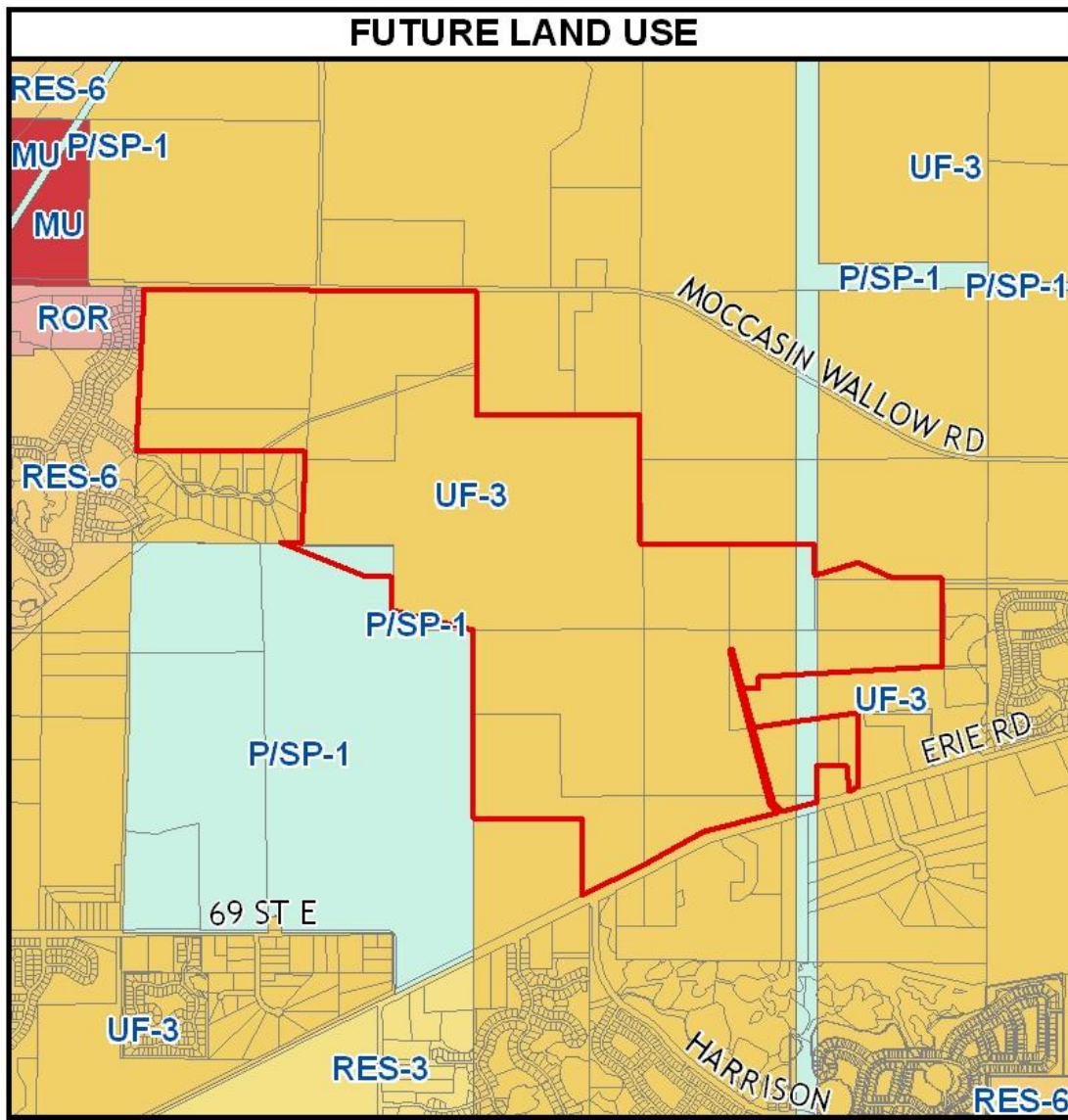
This Amendment retains D.5.8.(B), in consequence the following analysis will consider that *in no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water, sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by 3,300 residential units and 550,000 square feet of non-residential square footage.*

Background:

The Parrish Lakes DRI consists of approximately 1,155 acres, generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and located on the north side of Erie Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

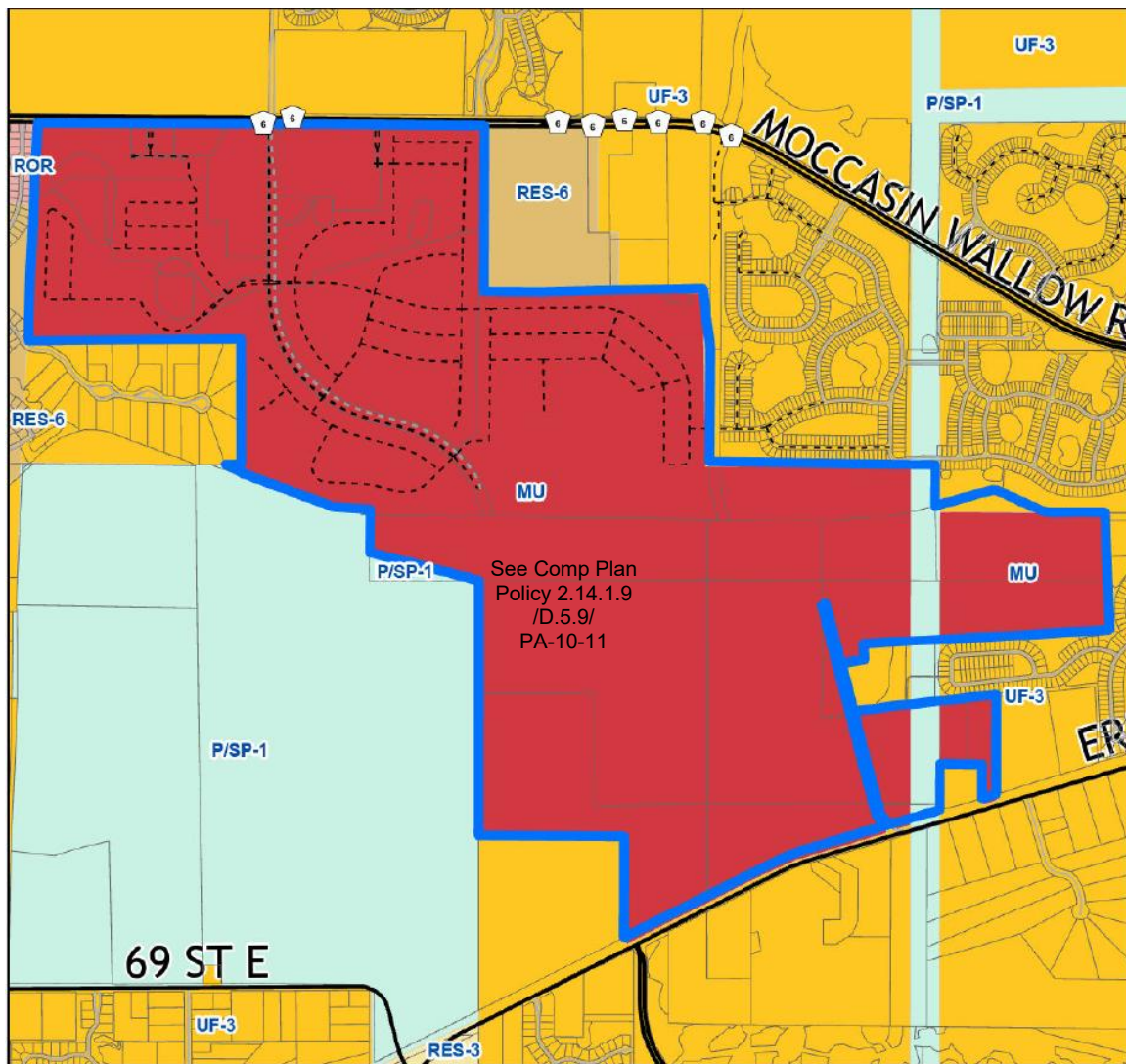
This is a summary of the history of this development:

- 1981: With the approval of the Land Development Code, the property was designated as General Agriculture (A) and Suburban Agriculture (A-1).
- 1989: With the approval of the Comprehensive Plan, the property was designated within the Urban Fringe (UF-3) FLUC which allows for 3 dwelling units per gross acre (DU/GA) and the Public/Semi-Public (1) (P/SP (1)) FLUC.



- 2005: the property was included in the newly approved North Central Overlay District (NCO), subject to Ordinance 05-15.
- 2010: Before the approval of the DRI, a Comprehensive Plan Amendment PA-10-11 was approved, under Ordinance 10-11, to change the FLUC from UF-3 and P/SP-1 to MU, retaining the P/SP-1 portion that consists of an FPL easement that runs north-south along the eastern portion of the property. This Amendment was accompanied by Provision D.5.9 that limited the entitlements to 3 DU/GA (maximum allowed in the previous UF-3 FLUC with no bonus), as well as restricted the maximum development for the first five years to maintain an acceptable level of service on the existing roadway network at that time:

	Total	First Five Years
Non-residential (commercial and office)	750,000 square feet	250,000 square feet (commercial)
Residential	3,465 dwelling units	1,500 dwelling units



- 2017: Approval of the Parrish Lakes Development of Regional Impact (DRI #28) [Ordinance -17-36], approval of a rezoning from the A-1 and A/NCO to the Planned Development Mixed Use (PDMU) Zoning District, retaining the NCO, and approval of a General Development Plan (GDP), subject to Ordinance PDMU-16-16(Z)(G) for a total of 3,300 residential units, 400,000 square feet of commercial space, and 50,000 square feet of office space.
- 2022: The first amendment of the GDP, subject to PDMU-16-16(G)(R), was to modify lot sizes and required buffers width along Moccasin Wallow Road; update phasing and build-out dates; and, amend stipulations to reflect the approval of a Local Development Agreement (LDA), among other minor changes.
- 2024: The second amendment to the GDP, subject to PDMU-16-16(G)(R2), was approved to
 - (1) increase the number of residential entitlements and change the composition of residential product types, using the approved Land Use Equivalency Matrix; (II) remove the North Central Overlay standards; (III) increase of the maximum height of commercial buildings from 35 feet (two stories) to 45 feet (three stories); (IV) reduce the landscape buffer width from 50 feet to 30 feet adjacent to the thoroughfares; (V) adjust access points to match current planned access points; and, (VI) modify certain conditions consistent with current Development Services Department practices and other amendments for internal consistency.

REQUESTED PLAN AMENDMENT

The applicant requests a Privately-Initiated Large Scale Map and Text Amendment to the following Elements of the Comprehensive Plan:

1) Element 2 - Future Land Use, Policy 2.14.1.9. / D.5.9

- a) Increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, with no changes to the 750,000 square feet of non-residential entitlements and provisions D.5.b through d:

b. In no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water and sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by 3,300 residential units and 550,000 square feet of non-residential square footage.

c. The project shall consist of a mix of at least 2 uses (residential, commercial, office) and may include neo-traditional development as such terms are defined in this Comprehensive Plan. One of the uses must be residential.

d. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

- b) Remove the development restriction that limited the development potential for the first 5 years; and,

2) Element 5 - Transportation

- a) Remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and
- b) Revise the following Future Traffic Maps to reflect the removal of Road "EE" as a Collector roadway:
- Map 5B: 2045 Future Traffic Circulation Functional Classification
 - Map 5C: 2045 Future Traffic Circulation Right of Way Protection and Reservation
 - Map 5D: 2045 Future Traffic Circulation Number of Lanes
 - Map 5E: 2045 Future Traffic Circulation Designated Controlled Access Facilities
 - Map 5F: 2045 Future Traffic Circulation Strategic Intermodal System (SIS)

In addition to the map and text amendment application, the applicant has submitted concurrent DRI Amendment (PLN2408-0048) and GDP Amendment (PLN2408-0049) applications.

JUSTIFICATION

Adjacent Land Use Characteristics and Development Trends

When the GDP and DRI were initially approved in 2017 the area east of I-75 was beginning its transition from rural/agriculture to a more suburban character. With even more land having transitioned to mixed-use development consisting of office, commercial, and residential uses from the first approval the characteristics of Parrish Lakes can be found to be more consistent with today's development patterns.

Plan Amendment Detailed Review Land Planning Analysis

Change in Circumstances:

The Comprehensive Plan Map and Text Amendment is being proposed to allow for an increase in residential dwelling units while reducing the commercial/retail square footage. The proposed entitlement exchange is utilizing the Land Use Equivalency Matrix (LUEM) for a net zero change in the approved trip generation. The restriction that limited the number of dwelling units and commercial square footage on the first 5 years (expiring December 31, 2015) is no longer relevant. The functional classification of "EE Road" will not be classified as a County throughfare; it is more consistent with a local road classification. The amendment to the future traffic maps will provide consistency with this reclassification.

CHANGE TO:									
	210: Single-Family Detached Housing	220: Apartment	230: Condominium/Townhome	254: Assisted Living	710: General Office	720: Medical Office	255: Continuing Care Retirement Community	620: Nursing Home	820: Shopping Center
CHANGE FROM:	210: Single-Family Detached Housing	1.613 d.u./d.u.	1.923 d.u./d.u.	4.545 bed/d.u.	0.671 ksf/d.u.	0.28 ksf/d.u.	6.25 unit/d.u.	4.545 bed/d.u.	0.27 ksf/d.u.
	220: Apartment	0.62 d.u./d.u.	1.192 d.u./d.u.	2.818 bed/d.u.	0.416 ksf/d.u.	0.174 ksf/d.u.	3.875 unit/d.u.	2.818 bed/d.u.	0.167 ksf/d.u.
	230: Condominium/Townhome	0.52 d.u./d.u.	0.839 d.u./d.u.	2.364 bed/d.u.	0.349 ksf/d.u.	0.146 ksf/d.u.	3.25 unit/d.u.	2.364 bed/d.u.	0.14 ksf/d.u.
	710: General Office	1.49 d.u./ksf	2.403 d.u./ksf	2.865 d.u./ksf	6.773 bed/ksf	0.417 ksf/ksf	9.313 unit/ksf	6.773 bed/ksf	0.402 ksf/ksf
	820: Shopping Center	3.71 d.u./ksf	5.984 d.u./ksf	7.135 d.u./ksf	16.864 bed/ksf	2.49 ksf/ksf	1.039 ksf/ksf	23.188 unit/ksf	16.864 bed/ksf

1. Land use changes are based on the peak-hour of adjacent street traffic, one hour between 4 and 6 PM.
2. Equivalency factors are based on the ITE Trip Generation Manual 9th Edition average rate for each land use.

Transportation:

Major Transportation Facilities:

The site is located north of Erie Road and south of Moccasin Wallow Road, and approximately 0.75 miles east of I-75. The project will impact the following existing and proposed roadways, which are adjacent to or nearby the project site:

Moccasin Wallow Road is an existing two-lane road with a 35-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Erie Road is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Carter Road is a proposed (and partially existing) four-lane road with a 25-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Sawgrass Road is a proposed (and partially constructed) four-lane road with a 45-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis:

For the plan amendment, the applicant submitted a trip generation comparison to show that the impacts potentially arising from the change in the comprehensive plan amendment. The comprehensive plan amendment plans to increase the number of allowable dwelling units from 3,465 to 3,807 while keeping the allowable non-residential uses to 750,000 square feet, as well as the removal of EE road as a thoroughfare. Under Policy 2.14.1.9 (1) (b): "In no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water and sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by three thousand three hundred (3,300) residential units and five hundred fifty thousand (550,000) square feet of nonresidential square footage."

Given that the CPA trip generation limits are lower than the ones included in the amendment. In terms of transportation impacts the comprehensive plan amendment is trip neutral compared with the existing policy.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
Moccasin Wallow Road	2750	D	D	F	F
Moccasin Wallow Road	2751	D	D	F	F
Sawgrass Road	4190	C	D	C	C
Sawgrass Road	4192	C	D	C	C
Erie Road	2480	C	D	D	D
Eria Road	2485	C	D	E	E
Carter Road	2275	C	D	F	F
Carter Road	Not Assigned	N/A	D	D	D

NOTE: Level of Service was not submitted as part of the application traffic study. The information shows the first impacted thoroughfares standard, existing and projected level of services. The Land Use Equivalent Exchange Matrix exchange uses keeping the same number of trips distributed in the first impacted thoroughfares unchanged from the previously existing and vested trips.

Utilities:

EXISTING LAND-USE	Acres	Density (DU/GA) Intensity- (FAR)	Maximum-Density or Intensity	GPD Potable-Water	TOTAL-GPD Potable-Water	GDP Sanitary-Sewer	TOTAL-GPD Sanitary-Sewer	TOTAL-CYPD-Solid-Waste
Mixed-Use (MU)	1,155	30-DU/GA	3,300	250	866,250	185	641,025	38.98
		1.0-FAR	308,000	0.12	36,960	0.10	30,800	2.57

TOTAL					903,210		671,825	41.55
TOTAL <u>EXISTING</u> GPD/CYPD BASED ON HIGHEST POTENTIAL					903,210		671,825	41.55

PROPOSED LAND USE	Acres	Density (DU/GA) Intensity (FAR.)	Maximum Density or Intensity	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD Sanitary Sewer	TOTAL CYPD Solid Waste
Mixed Use (MU)	1,155	30 DU/GA	3,807	250	951,750	185	704,295	42.83
		1.0 FAR	550,000	0.12	31,962	0.10	26,652	2.22
TOTAL					983,712		730,947	45.05
TOTAL <u>POTENTIAL</u> GPD/CYPD BASED ON HIGHEST POTENTIAL					983,712		730,947	45.05
TOTAL <u>EXISTING</u> GPD/CYPD BASED ON HIGHEST POTENTIAL					903,210		671,825	41.55
POTENTIAL INCREASE					80,502		59,122	3.5

<u>Existing Land Use</u>	<u>Acres</u>	<u>Density (DU / GA) Intensity (F.A.R.)</u>	<u>Max. Density or Intensity</u>	<u>GPD Potable Water</u>	<u>TOTAL GPD Potable Water</u>	<u>GDP Sanitary Sewer</u>	<u>TOTAL GPD Sanitary Sewer</u>	<u>TOTAL CYPD Solid Waste</u>
<u>Mixed Use (MU)</u>	<u>1,155</u>	<u>30 DU/GA</u>	<u>3,465</u>	<u>250</u>	<u>866,250</u>	<u>185</u>	<u>641,025</u>	<u>38.98</u>
		<u>1.0 FAR</u>	<u>260,000</u>	<u>0.12</u>	<u>31,200</u>	<u>0.10</u>	<u>26,000</u>	<u>2.17</u>
			<u>35,000</u>	<u>0.24</u>	<u>8,400</u>	<u>0.20</u>	<u>7,000</u>	<u>0.29</u>
TOTAL					905,850		674,025	41.44
<u>TOTAL EXISTING GPD/CYPD BASED ON HIGHEST POTENTIAL</u>					<u>905,850</u>		<u>674,025</u>	<u>41.44</u>

<u>Proposed Land Use</u>	<u>Acres</u>	<u>Density (DU / GA) Intensity (F.A.R.)</u>	<u>Max. Density or Intensity</u>	<u>GPD Potable Water</u>	<u>TOTAL GPD Potable Water</u>	<u>GDP Sanitary Sewer</u>	<u>TOTAL GPD Sanitary Sewer</u>	<u>TOTAL CYPD Solid Waste</u>
<u>Mixed Use (MU)</u>	<u>1,155</u>	<u>30 DU/GA</u>	<u>3,807</u>	<u>250</u>	<u>951,750</u>	<u>185</u>	<u>704,295</u>	<u>42.83</u>
		<u>1.0 FAR</u>	<u>211,750</u>	<u>0.12</u>	<u>25,410</u>	<u>0.10</u>	<u>21,175</u>	<u>1.76</u>
			<u>35,000</u>	<u>0.24</u>	<u>8,400</u>	<u>0.20</u>	<u>7,000</u>	<u>0.29</u>
TOTAL					985,560		732,470	44.88
<u>TOTAL POTENTIAL GPD/CYPD BASED ON HIGHEST POTENTIAL</u>					<u>985,560</u>		<u>732,470</u>	<u>44.88</u>
<u>TOTAL EXISTING GPD/CYPD BASED ON HIGHEST POTENTIAL</u>					<u>905,850</u>		<u>674,025</u>	<u>41.44</u>
<u>POTENTIAL INCREASE</u>					<u>79,710</u>		<u>58,445</u>	<u>3.44</u>

School:

EXISTING LAND USE	Acres	DU/GA	Total Dwelling Units	Elementary Students Generated	Middle Students Generated	High Students Generated	Total Students Generated
MU	1,155	3	3,401	292	129	214	636
TOTAL	1,155	3	3,401	292	129	214	636
PROPOSED LAND USE	Acres	DU/GA	Total Dwelling Units	Elementary Students Generated	Middle Students Generated	High Students Generated	Total Students Generated
MU	1,155	3.29	3,807	327	145	240	712
TOTAL INCREASE	1,155	0.29	406	35	15	26	76

Preliminary School Concurrency Analysis

School capacity is currently available or expected to be available within the SSA or the contiguous SSA. A School Concurrency Analysis (\$800) will be required upon submittal of a final site plan (FSP) and the final analysis may differ from this preliminary analysis. This School Report does not reserve school capacity.

2026-27 Proposed School Attendance Zones

These are the proposed 2026-27 school year attendance zones. These zones are subject to change by the School Board.

- Veterans Elementary
- Buffalo Creek Middle
- Parrish Community High School

Transit:

Transportation, Bus Stops, and Bus Shelters

The development is not located within the two-mile walking radius of an existing zoned elementary, middle, and high school. At this time, the School District intends to utilize the Centralized Bus Stops identified by Applicant's representatives and School District Staff.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 feet to 42.7 feet curb-to-curb.

Parks:

- Buffalo Creek Golf Course and park border the southwest portion of the project site
- Parrish Community Park is approximately 1.28 miles to the east on Fort Hamer Road
- Ola Mae Sims Park is approximately 1.44 acres to the east on Erie Road

Natural Features:

See the Environmental Narrative attached for a list of soils, land cover information, wetlands and waterbody information, and a listed species.

Flood Prone Areas/ SLOSH / Hurricane Evacuation

Site lies in A-Zone, AE-Zone, and X-Zone, Panel#12081C0178E, effective 3/17/2014.

Beach Accessibility Evaluation:

The plan amendment site is located inland; therefore, beach access considerations are not applicable.

Urban Development Considerations

Urban Sprawl Analysis:

The current D.5 Provision pursuant to Policy 2.14.1.9, has the potential of generating 3,465 dwelling units on the overall property using the maximum allowable density for the site. The population is expected to increase by 10,395 persons based on the standard of 3 persons per dwelling unit.

The proposed revision to Comprehensive Plan Policy 2.14.1.9 has the potential of generating 3,807 dwelling units on the overall property using the maximum allowable density for the site. The population is anticipated to increase by 11,421 persons based on the standard of 3 persons per dwelling unit.

The proposed plan amendment may have the impact of reducing urban sprawl by:

- Discouraging “leapfrog” development by concentrating urban development at locations adjacent to existing development,
- Maximizing the use of existing infrastructure, and
- Timing of potential development.

Consistency of the proposed Amendment with the Comprehensive Plan

Introduction: C.2.3.2 *Justification for amendments to the Comprehensive Plan*. Amendment of any part of the Comprehensive Plan shall be considered as a major policy decision by the Board of County Commissioners. An amendment of the Future Land Use Map, for example, shall occur only where it is determined that growth and development patterns initially sought by Manatee County, through thoughtful adoption of the Future Land Use Element, are no longer appropriate.

To justify the adoption of a policy amendment, or large-scale or other map amendment, a change in circumstances shall be demonstrated by the applicant, or an error, inconsistency, or oversight in the adopted plan demonstrated by the applicant.

In justifying the approval of a large-scale, or other, map amendment, the applicant shall submit information including, but not limited to, information on the potential impact of the proposed amendment on the surrounding area, which shall be reviewed by the Local Planning Agency in preparing a recommendation on the proposed amendment. The potential impact analysis must consider development trends in the area as well as land use compatibility issues which should weigh heavily in decisions affecting residential density. Further review shall be in accordance with the provisions of Section C.2.3.3 below and its requirements for amendments to the Comprehensive Plan.

The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives and appears to be consistent with the following cited policies of the Comprehensive Plan.

Objective 2.1.1 Mapping Methodology for the Future Land Use Map: Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map.

Policy 2.1.1.1. Maintain the Future Land Use Map with reserve capacity to accommodate

the projected population and employment base through 2040.

Analysis: Refer to the analysis for “Urban Development Considerations” above.

Policy 2.1.1.2. Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

Analysis: Parrish Lakes is an existing mixed-use development and was previously analyzed for compatibility. The proposed density of 3.29 DU/GA over the entire project site, or 3.7 DU/GA over the residential portion of the project, is well below the maximum allowed 30 DU/GA in the MU FLUC. In addition, the densities of surrounding development range from 0.87 DU/GA to 7.2 DU/GA with an overall average of 3.21 DU/GA.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development to the area east of the established FDAB (see Map M and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element).

Analysis: Parrish Lakes is an approved project located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: As previously mentioned, Parrish Lakes is a previously approved and partially constructed development. The mixed-use developments surrounding the project site can be found to be compatible with existing and proposed development. Similar lot sizes, densities, and commercial and support uses can be located within the immediate area.

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment are planning efforts when applicable in areas which are internal to or are contiguous expansions of the built environment.

Analysis: The proposed increase in residential dwelling units occurs in a partially built-out development. This limits urban sprawl by promoting concentrated development where previously improved infrastructure and investment have occurred and discourages new development to the east.

Policy 2.1.2.7 Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services,
- limiting urban sprawl,
- applicable specific area plans.

Analysis: The types of land uses, existing development pattern, and density in the areas adjacent to the project site remain consistent with the proposed amendment. As previously stated, the

project may limit urban sprawl through the continued concentration of development within the project site. Infrastructure capacity for water, sewer, roadways, and services has been reviewed and will be available at project completion. In addition, Condition L.2 in the accompanying Zoning Ordinance requires 26 acres of recreational areas or parks serving as natural features to be located within the project.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.

Analysis: Per F.S. 163.3164, compatibility means a condition in which land uses can reasonably coexist in relative proximity to each other without creating undue adverse impacts on each other. Compatibility requires a reasonable ability to fit within the existing community fabric but does not require uniformity or identical development. Buffers are considered compatibility tools used in land use planning to separate uses to reduce conflicts and protect community amenity, health and safety. The project continues to propose roadway, landscape, and wetland buffers throughout the development site that are consistent with the requirements of the approved Ordinance. There are no additional wetland impacts proposed with the proposed amendment. Any changes proposed to wetland impacts shall require staff review and Board approval. The project provides separate design standards for traditional and conventional residential neighborhoods. These design standards vary in setback distances, minimum lot sizes, and maximum proposed building heights, all of which have been previously approved with no proposed changes.

Objective 2.10.4. - Locational Criteria and Development Standards.

Analysis: Although there are four activity nodes located at the intersections of Erie Road, Moccasin Wallow Road, Carter Extension Road, and Sawgrass Road, the MU FLUC does not require compliance with the commercial locational criteria found in Objective 2.10.4. However, the commercial components of this development are accessed from a thoroughfare as required by Policy 2.10.3.

Objective 5.0.1. – Consistency of Thoroughfare Systems. Development of a thoroughfare system consistent with the adopted Future Thoroughfare Plan and Maps, and based upon a Future Land Use Plan describing proposed population densities, residential and employment patterns, and other land uses.

Analysis: The removal of “EE” Road as a thoroughfare more accurately identifies the road’s characteristics. Although it does connect two thoroughfare roadways its functional classification is more accurately represented as a local road. The road within the project design does not plan facilitate a high dense development, directly connect to employment opportunities, but rather serve as a cross connection to other thoroughfare roads.

Policy 5.0.1.3. Maintain access control plans designed to control connections and access points of driveways and roads to thoroughfare roadways, and designate controlled access roadway facilities where necessary.

Analysis: The removal of “EE” road from the thoroughfare map and reclassifying it as a local road may better suit the neighborhoods taking access by utilizing less stringent requirements applied to local roads. The plan for “EE” Road is to connect to other thoroughfare roads for specific neighborhoods along the roadway.

Objective 5.1.1. - Traffic Circulation Map Series. Maintain a Traffic Circulation Map series as the guiding document for development of an adequate network of major roadways to address the 2045 forecasted Vehicular Travel Demand in Manatee County.

Analysis: “EE” Road may not be considered a major roadway on the 2045 Future Traffic Circulations Maps. The County previously presented amendments to Maps 5-B, 5-C, 5-D, 5-E,

and 5-F in which the road would have been reclassified as a local roadway. However, because the BCC wanted to analyze additional roadways, the overall revision to the map series was continued.

POSITIVE ASPECTS
• The modification to the CPA will not result in an increase in new external traffic impacts. (Transportation) • The removal of “EE” Road as a thoroughfare will have minimal impact on the internal traffic circulation of Parrish Lakes since it will be constructed and operated as a local road. (Transportation)
NEGATIVE ASPECTS
• No negative issues have been identified.
MITIGATING MEASURES
• No negative issues to mitigate for

GOAL 13.1 Respect judicially acknowledged and constitutionally protected private property rights.

Objective 13.1.1 Private Property Rights. Ensure private property rights are considered in the local decision-making process.

Policy 13.1.1.1 In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, the following shall be considered in all local decision making:

- 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**
- 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**
- 3. The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.**
- 4. The right of a property owner to dispose of his or her property through sale or gift.**

Attachments:

- 1. Staff Report Maps and Aerials**
- 2. Ordinance 26-16**
- 3. Previously Approved Ordinance 10-11**
- 4. Environmental Narrative**
- 5. Neighborhood Workshop Summary**
- 6. Public Comment**
- 7. Affidavit of Publishing**
- 8. Trip Generation Comparison**
- 9. Transmittal Letter for Chairperson Signature**

Ordinance 26-16 / PA-24-11

The proposed amendment is consistent with Florida Statutes Chapter 163 Part II, *Growth Policy; County and Municipal Planning; Land Development Regulation* (ss. 163.2511-163.3253)

163.3184 - Process for adoption of comprehensive plan or plan amendment states “in compliance” means consistent with the requirements of ss. 163.3177, 163.3180, 163.3191, 163.3245, and 163.3248

163.3177 - Required and optional elements of comprehensive plan; studies and surveys
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3180 - Concurrency
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3245 - Sector plans

There are no sector plans established at this time.

163.3248 - Rural Land Stewardship areas

There are no Rural Land Stewardship areas established at this time.

The proposed amendment is consistent with the following goal(s) and policy(ies) of the State Comprehensive Plan:

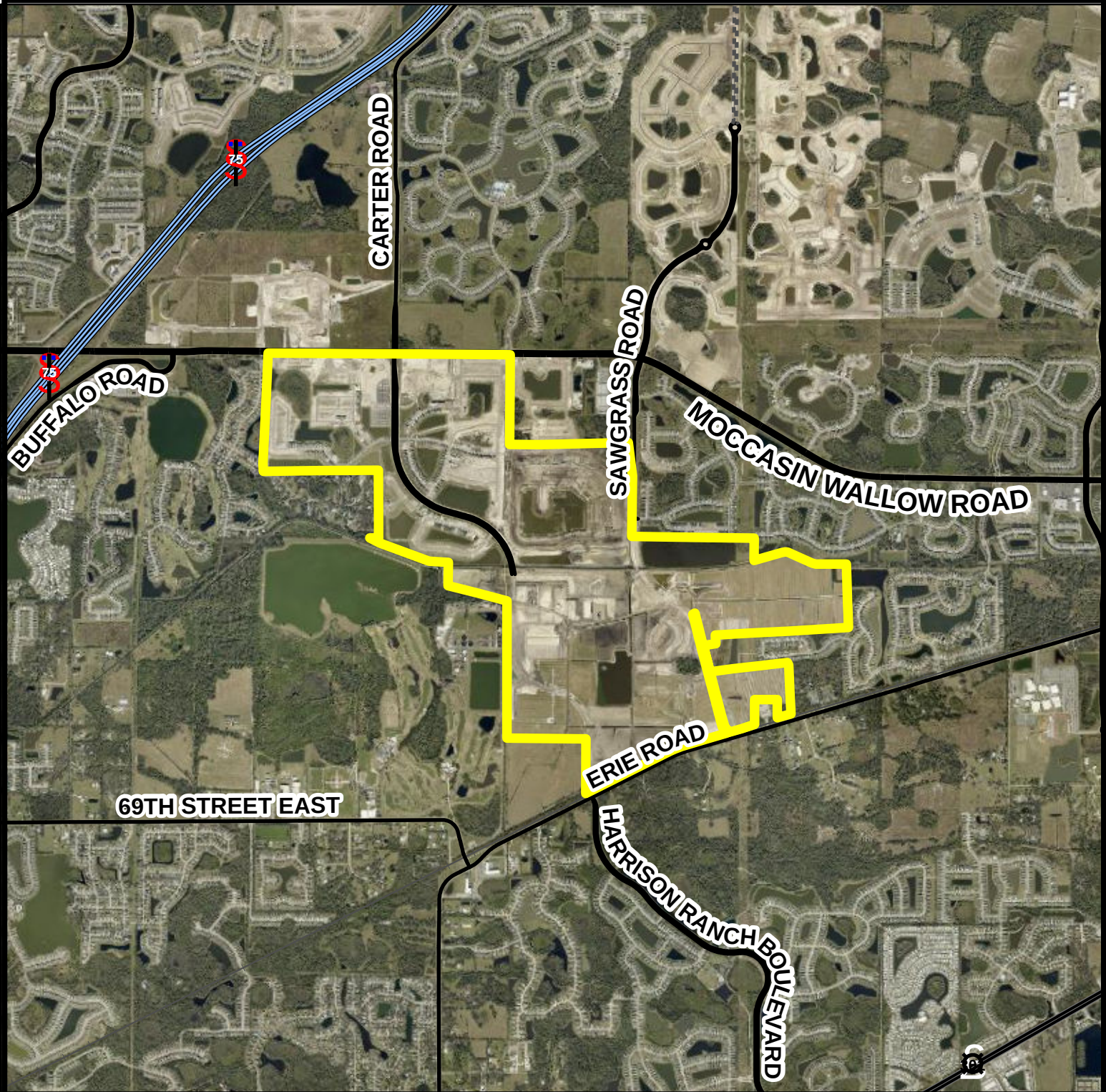
187.201 (14) (a)

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AERIAL



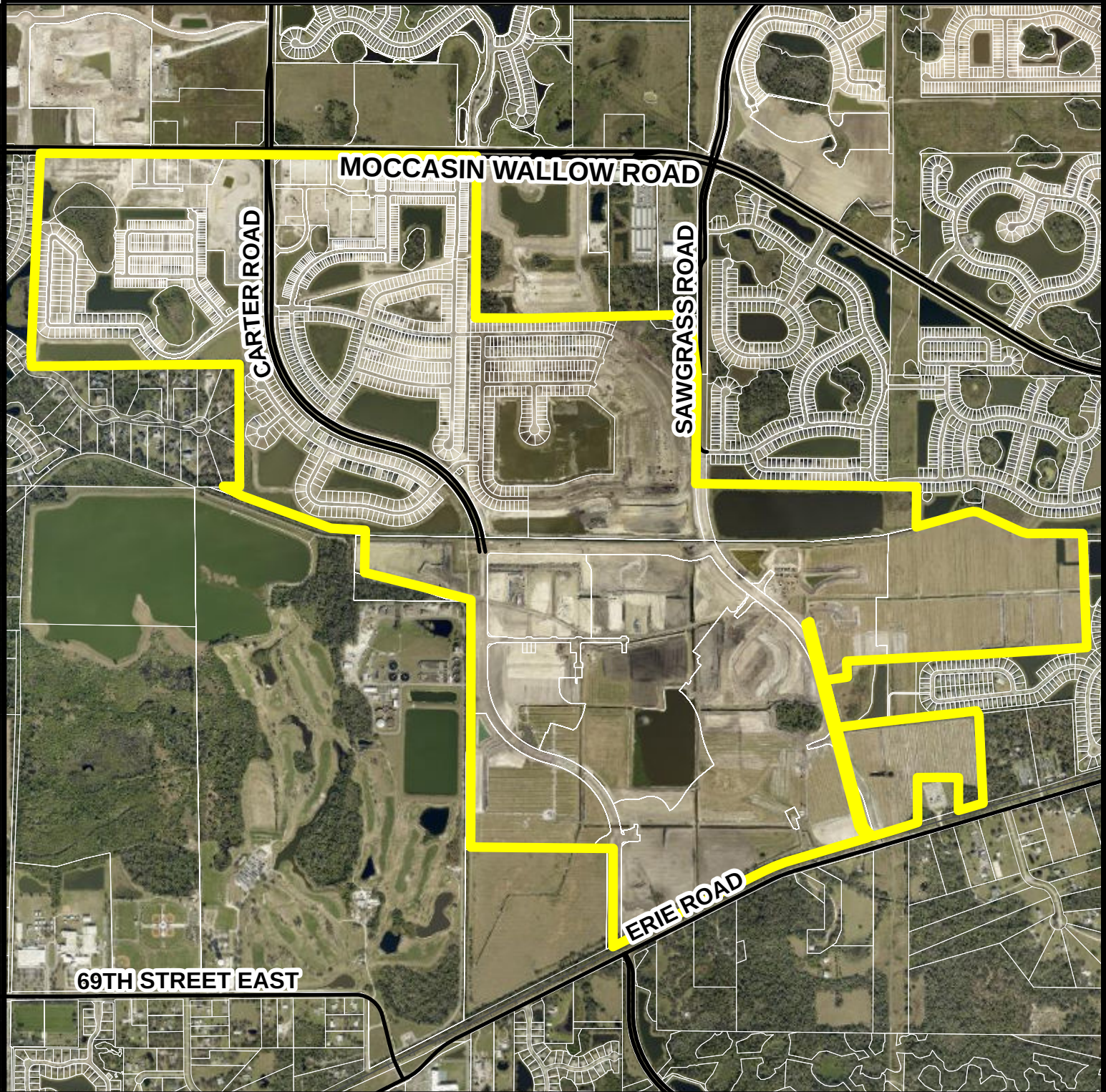
Parcel ID #(s) Multiple

Project Name: Parrish Lakes CPA
Project #: PA-24-11 / ORD-24-86
Accela #: PLN2408-0047

S/T/R: 23,24 33S 18E
Acreage: 1,155.0
Existing Zoning: PD-MU, PD-R
Existing FLU: MU, PSP-1, UF-3
Overlays: None
Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Vacant

AERIAL



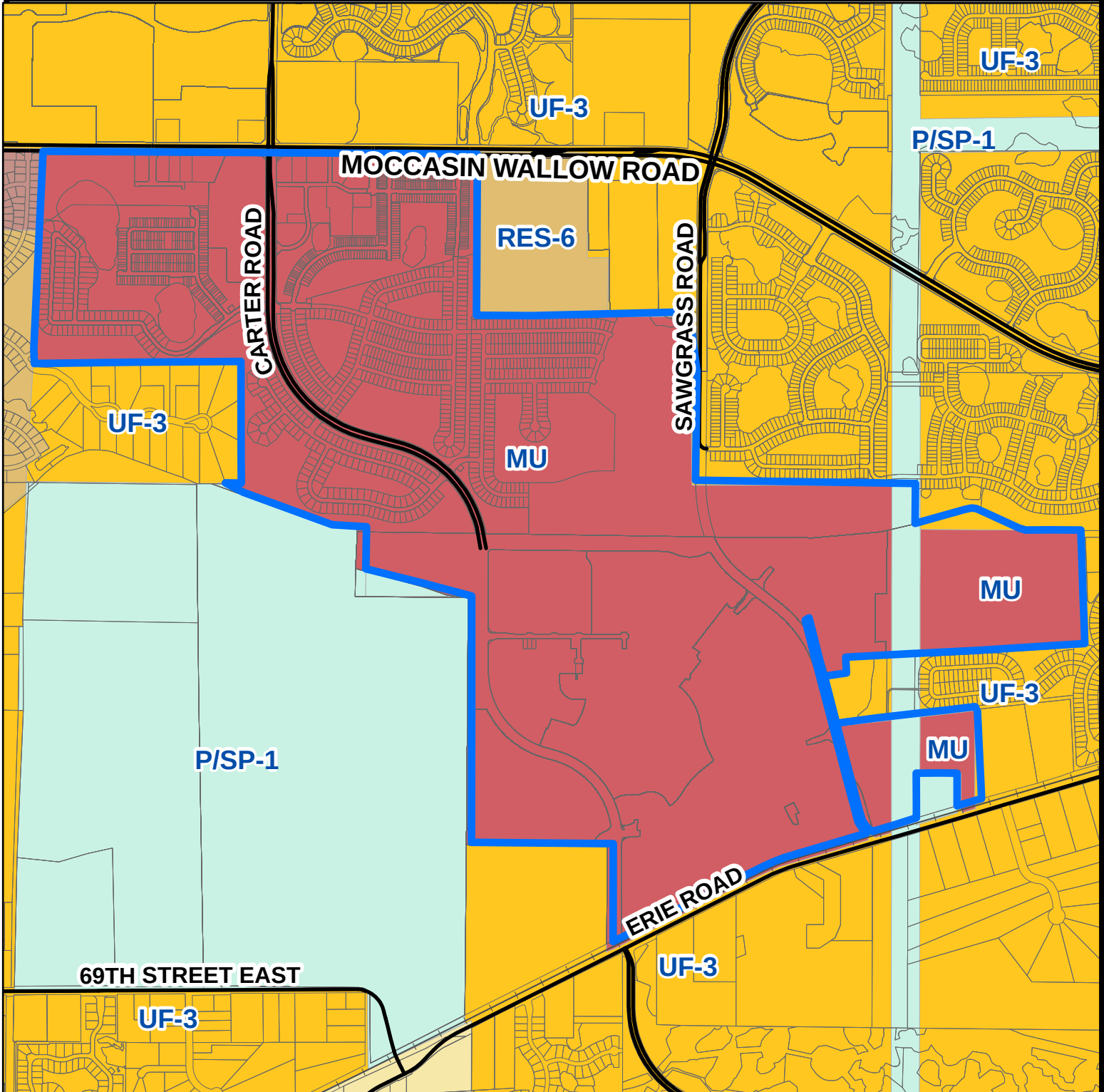
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Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N
Watershed: NONE
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Commissioner: Vacant

FUTURE LAND USE



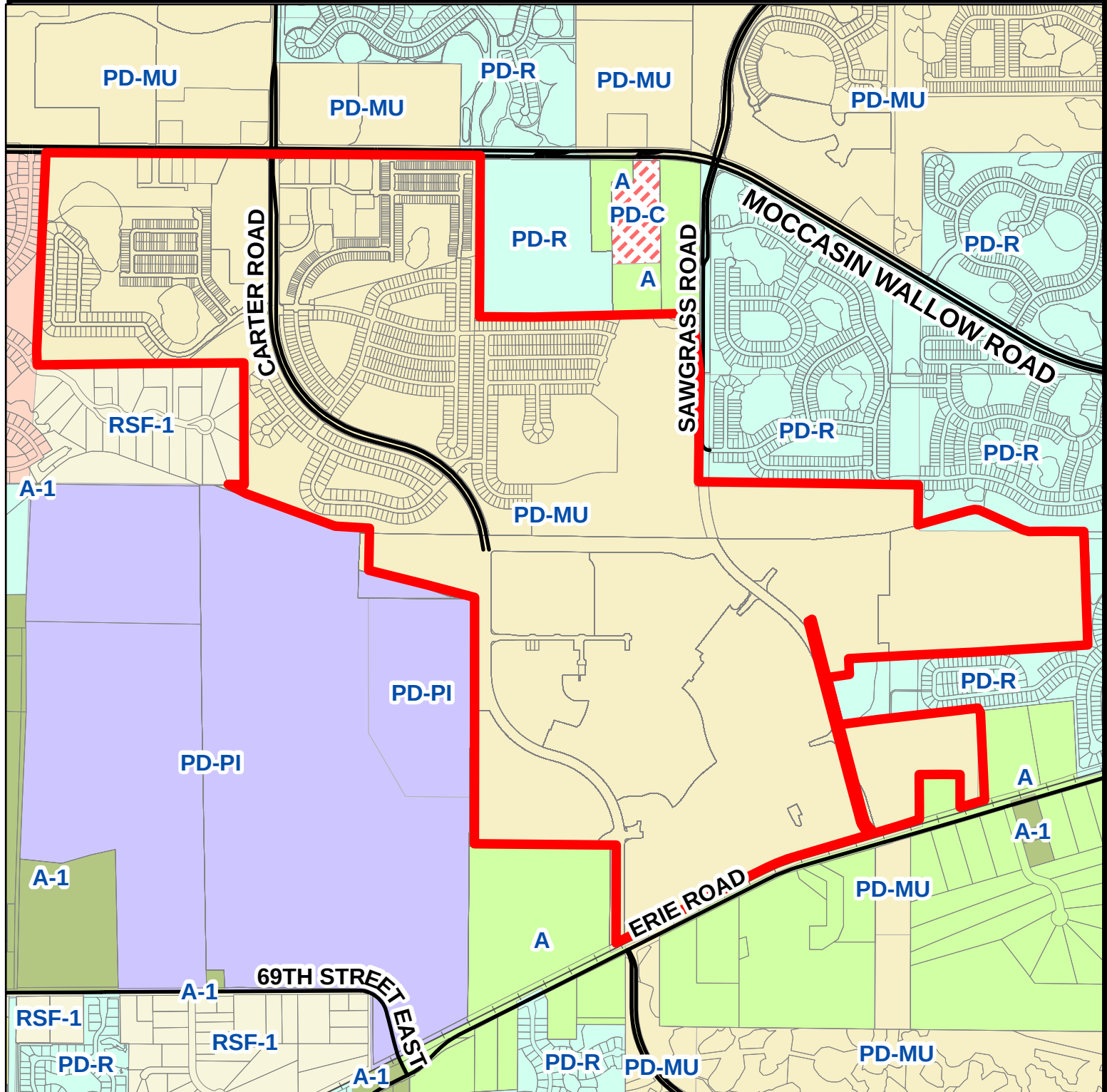
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 Project #: PA-24-11 / ORD-24-86
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S/T/R: 23,24 33S 18E
 Acreage: 1,155.0
 Existing Zoning: PD-MU, PD-R
 Existing FLU: MU, PSP-1, UF-3
 Overlays: None
 Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N
 Watershed: NONE
 Drainage Basin: BUFFALO CREEK
 Commissioner: Vacant

ZONING



Parcel ID #(s) Multiple

Project Name: Parrish Lakes CPA
 Project #: PA-24-11 / ORD-24-86
 Accela #: PLN2408-0047

S/T/R: 23,24 33S 18E
 Acreage: 1,155.0
 Existing Zoning: PD-MU, PD-R
 Existing FLU: MU, PSP-1, UF-3
 Overlays: None
 Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N
 Watershed: NONE
 Drainage Basin: BUFFALO CREEK
 Commissioner: Vacant

ORDINANCE NO. 26-16

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY-INITIATED COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT TO: (1) AMEND POLICY 2.14.1.9. / D.5.9 (ESTABLISHED PER ORDINANCE NO. 10-11 / PA-10-11) OF ELEMENT 2 - FUTURE LAND USE TO (A) INCREASE THE MAXIMUM RESIDENTIAL ENTITLEMENTS FROM 3,465 TO 3,807 DWELLING UNITS, AND NO CHANGE TO THE NON-RESIDENTIAL ENTITLEMENTS OF 750,000 SQUARE FEET AND (B) DELETE SUBSECTION D.5.9.1.(2) - MAXIMUM DEVELOPMENT POTENTIAL FOR THE FIRST FIVE YEARS; AND (2) ELEMENT 5 - TRANSPORTATION OF THE COMPREHENSIVE PLAN TO (A) REMOVE ROAD "EE" FROM TABLE - 5-1 (MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS TWENTY YEAR ROADWAY REQUIREMENTS/RIGHT-OF-WAY NEEDS) AND (B) REVISE MAPS 5-B, 5-C, 5-D, 5-E, AND 5-F (2045 FUTURE TRAFFIC CIRCULATION) TO REFLECT THE REMOVAL OF ROAD "EE" AS A COLLECTOR ROADWAY AND ITS RECLASSIFICATION AS A LOCAL ROAD;; PARRISH LAKES CONSISTS APPROXIMATELY 1,155 ACRES AND IS GENERALLY LOCATED ON THE SOUTH SIDE OF MOCCASIN WALLOW ROAD, APPROXIMATELY 0.74 MILES EAST OF I-75, AND NORTH SIDE OF ERIE ROAD, AT 7205, AND 8505 MOCCASIN WALLOW ROAD, AND 7400, 7205, 7707, AND 7800 SAWGRASS ROAD, EXTENDING FROM MOCCASIN WALLOW ROAD TO ERIE ROAD, PALMETTO AND PARRISH (MANATEE COUNTY); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE .

WHEREAS, Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, titled the Local Government Comprehensive Planning and Land Development Regulation Act, (the “Act”) empowers and requires the County (a) to plan for the county's future development and growth, (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county, (c) to implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations, and (d) to establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of said Act; and

WHEREAS, Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County, and established the Manatee County Comprehensive Plan; and

WHEREAS, Application PA-24-11, initiated by the Applicant, is a request for a map amendment to the 2045 Future Traffic Circulation Maps 5-B, 5-C, 5-D, 5-E, and 5-F a text amendment to Policy 2.14.1.9, Subsection D.5.9.1.(1).a, Subsection D.5.9.1.(2), and Table 5-1 of the Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs of the Manatee County Comprehensive Plan, consistent with Chapter 163, Part II, Florida Statutes; and

WHEREAS, at a duly noticed public hearing, the Manatee County Planning Commission, as the County's Local Planning Agency, as established by Ordinance 90-01, considered Application PA-24-11 to amend the Comprehensive Plan to adopt the amendment to the 2045 Future Traffic Circulation Maps 5-B, 5-C, 5-D, 5-E, and 5-F and a text amendment to Subsections D.5.9.1.(1).a and D.5.9.1.(2) and Table 5-1 of the Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs, as provided herein, in order to more adequately address Manatee County's future development and growth; and

WHEREAS, the minimum statutory and plan administration requirements for public participation for the adoption of this Ordinance and the amendment of the County's Comprehensive Plan provided herein, have been met or exceeded; and

WHEREAS, on _____ the Manatee County Planning Commission, after due public notice, held a public hearing to consider the amendment, and forwarded its recommendation to the Board of County Commissioners as required by law; and

WHEREAS, after due public notice, the Board of County Commissioners of Manatee County received and considered the recommendation of the Manatee County Planning Commission, and held a public hearing on _____, to consider the transmittal of the proposed amendment to the Florida Commerce as the State Land Planning Agency in accordance with Sec. 163.3184, F.S.; and

WHEREAS, By letter dated _____, Florida Commerce had no comments on the proposed amendment; and

WHEREAS, By a letter dated _____, the Southwest Florida Water Management District, stated they are not forwarding any comments for consideration; and

WHEREAS, By correspondence dated _____, the Florida Department of Transportation stated the proposed amendment is not anticipated to have significant adverse

impacts to transportation resources or facilities of state importance; and

WHEREAS, the State Land Planning Agency by letter dated September 10, 2010, transmitted their Objections, Recommendations, and Comments Report on the amendment to the Comprehensive Plan; and

WHEREAS, said amendment to the Comprehensive Plan has been revised as appropriate to insert text in view of the report of the State Land Planning Agency in order to resolve the issues raised in said report; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on _____, 20____, the Board of County Commissioners of Manatee County, Florida held another public hearing, with due public notice having been provided, to consider adoption of said the proposed amendment to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners further considered all oral and written comments received during the public hearings, including appropriate changes to the technical support document as needed, the recommendations of the Planning Commission, and objections, recommendations, and comments of the State Land Planning Agency; and

WHEREAS, the Board of County Commissioners has determined that the amendments to the Comprehensive Plan set forth herein are necessary to implement the requirements of Section 163, Part II, Florida Statutes; and

WHEREAS, the intent and purpose of the MU Future Land Use Classification is to recognize areas which are established for major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways; and

WHEREAS, the Applicant has submitted with its application, information and analysis on the compatibility of the proposed uses with surrounding development; and

WHEREAS, in exercise of this authority, the Board of County Commissioners of Manatee County has determined it necessary and desirable to adopt this Ordinance to effect the amendment of the Comprehensive Plan to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present deficiencies and deal effectively with future problems that may result from the use and development of land within Manatee County; and

WHEREAS, the Technical Support Document for the Manatee County Comprehensive Plan includes background material and justification for the amendment to the Comprehensive Plan; and

WHEREAS, all applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to the Act, and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County that:

Section 1. Purpose and Intent: This Ordinance is enacted to carry out the purpose and

intent of, and exercise the authority set out in Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings: The recitals set forth above are true and correct and are hereby adopted as findings by the Board for the adoption of this Ordinance. Based upon the findings made relative to the proposed map and amendment to Maps 5-B, 5-C, 5-D, 5-E, and 5-F of the 2045 Future Traffic Circulation Map Series and text amendment to Table 5-1 of Element-5 and Policy 2.14.1.9 / Subsections D.5.9.1.(1).(a) and D.5.9.1.(2) of the Manatee County Comprehensive Plan, it has been determined that the existing map and text, sought to be amended are no longer in the best interest of the public and should be amended as described in Section 3 and 4 below.

Section 3. Text Amendment: The Manatee County Comprehensive Plan, Ordinance 89-01, is hereby amended to adopt revisions to Element 5, Table 5-1 to remove "EE" Road from the Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs as shown in Exhibit A and Policy 2.14.1.9 / Subsections D.5.9.1.(1).(a) and D.5.9.1.(2) which are applicable to the property described in Exhibit A attached hereto and made a part hereof by reference. The text amendment as set forth below has additions indicated by underlining and deletions by strikeout to:

D.5.9. Specific Property – Development Conditions

1. The ±1,155 acre property which includes:
 - (a) ±1,132 acres which have been designated Mixed Use (MU) on the Future Land Use Map pursuant to Manatee County Ordinance No. 10-11 and Comprehensive Plan Amendment No. PA-10-11, and
 - (b) ±23 acres of a Florida Power and Light easement that runs north-south between Moccasin Wallow Road and Erie Road that have been designated Public/Semi-Public (P/SP-1) on the Future Land Use Map;

Shall be subject to the following:

- (1) Land Use
 - a. Non-residential (office and commercial) uses shall be limited to a maximum of 750,000 square feet and residential to a maximum of ~~3,465~~ 3807 units.
 - b. In no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water and sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by 3,300 residential units and 550,000 square feet of non-residential square footage.
 - c. The project shall consist of a mix of at least 2 uses (residential, commercial, office) and may include neo-traditional development as such terms are defined in this Comprehensive Plan. One of the uses must be residential.
 - d. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

~~(2) Maximum Development Potential for First Five (5) Years. The foregoing paragraph (1, Land Use) notwithstanding, until December 31, 2015 said property shall be further limited to two~~

~~hundred fifty thousand (250,000) square feet of commercial and nine hundred (900) single-family units and six hundred (600) multi-family residential units in order to maintain an acceptable level of service on the existing roadway network.~~

Section 4. Map Amendment: The Manatee County Comprehensive Plan, Ordinance No. 89-01, Element-52045 Future Traffic Circulation Maps is hereby amended to remove Road “EE” from Maps 5-B, 5-C, 5-D, 5-E, and 5-F as shown in Exhibit A, from a Collector roadway to a local road.

Section 5. Severability: If any part, section, subsection, or other portion of this Ordinance, or any application thereof to any person or circumstance is declared to be void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be deemed severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect.

Section 5. Effective Date: This Ordinance shall take effect immediately upon the State Land Planning Agency, as defined in Section 163.3164, Florida Statutes, issuing a final order finding the Ordinance in compliance with Section 163.3184(9), Florida Statutes, or upon the Administration Commission issuing a final order finding the Ordinance to be in compliance if a petition challenging the finding of compliance by the Department of Community Affairs is filed with the Division of Administrative Hearing in accordance with Section 163.3184(10), Florida Statutes, whichever occurs first.

PASSED AND DULY ADOPTED, in open session, with a quorum present and voting this 6th day of August, 2026.

**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: _____
Tal Siddique, Chairperson

ATTEST: (insert correct name)
Clerk of the Circuit Court

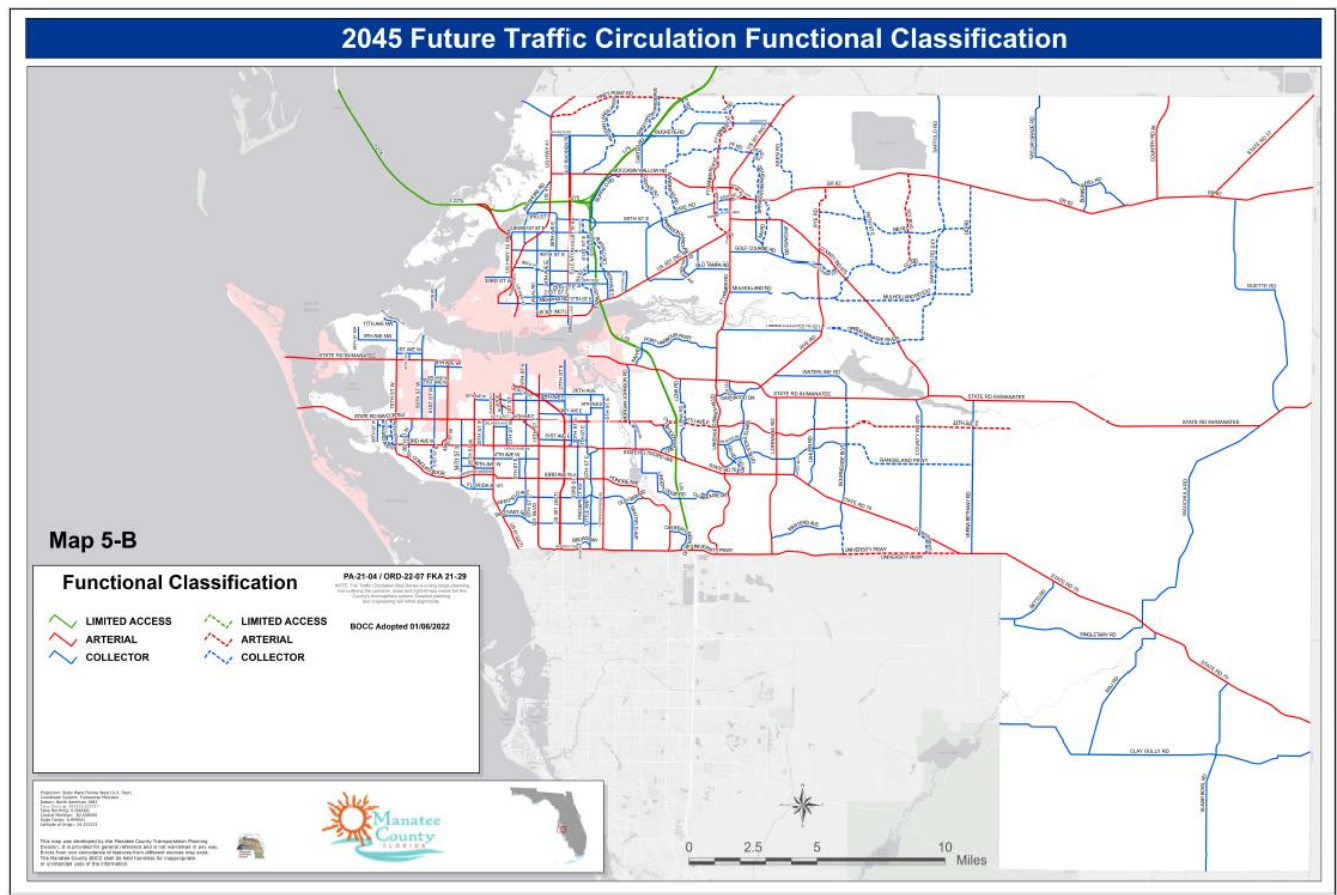
By: _____
Deputy Clerk

Exhibit A

Table 5-1 (PA-21-04)

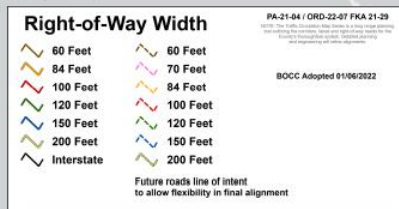
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
TWENTY YEAR ROADWAY REQUIREMENTS/RIGHT-OF-WAY NEEDS

EE Rd	Carter Rd— Sawgrass Rd	MC	N/A	N/A	D	Collector	2	84
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2045 Future Traffic Circulation Right-of-Way Protection and Reservation

Map 5-C

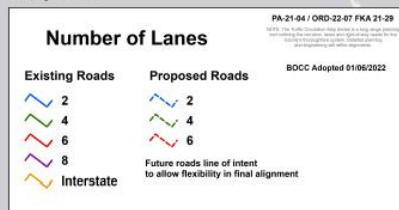


Prepared: State Road Planning Agency (S.R.P.A.)
Map Date: 01/06/2022
Map Scale: 1" = 1 Mile
Map Author: S.R.P.A.
Map Review: S.R.P.A.
Map Date: 01/06/2022



2045 Future Traffic Circulation Number of Lanes

Map 5-D



Prepared: State Road Planning Agency (S.R.P.A.)
Map Date: 01/06/2022
Map Scale: 1" = 1 Mile
Map Author: S.R.P.A.
Map Review: S.R.P.A.
Map Date: 01/06/2022



Future Traffic Circulation: Designated Controlled Access Facilities

Map 5-E

Controlled Access

Segment

University PKWY
SR 70
SR 64
US 41
US 301
Piney Point RD EXT

Limits

US 301 - SR 70
I-75 - Verna Bethany RD
I-75 - Verna Bethany RD
Experimental Farm RD (49th ST E) - North Manatee County Line
I-75 - North Manatee County Line
US 41 - I-75

PA-21-04 / ORD-22-07 FKA 21-29

BOCC Adopted 01/06/2022

Manatee County
Florida



0 2.5 5 10 Miles

Future Traffic Circulation: Strategic Intermodal System (SIS)

Map 5-F

SIS

SIS Seaport

CORRIDORS

Highway

Waterways

Railway

CONNECTORS

Highway

Waterway

STRATEGIC GROWTH

Commercial Service Airport

CORRIDORS

Highway

Railway

CONNECTORS

Highway

PA-21-04 / ORD-22-07 FKA 21-29

BOCC Adopted 01/06/2022

Local Road
Local Road Future

Manatee County
Florida



0 2.5 5 10 Miles

Exhibit B

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, 23, 24, 25, AND 26,
TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S
03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF
40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN
WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC
RECORDS OF MANATEE COUNTY FLORIDA, AND THE POINT OF BEGINNING;
THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A
DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST
QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A
DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT
ON THE EAST LINE OF SAID SECTION 23; THENCE S
00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST
CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29"
W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE
S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF
469.86'; THENCE N 74°19'12" E A DISTANCE OF 647.25'; THENCE WITH A CURVE
TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 125.15', WITH A RADIUS OF
175.00', WITH A CHORD BEARING OF S 85°11'35" E, WITH A CHORD LENGTH OF
122.50', WITH A DELTA ANGLE OF 40°58'29", THENCE S 64°42'26" E, ALONG THE
WESTERLY EXTENDED SOUTH LINE OF SUMERWOODS PHASE 1C & 1D A
SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 67 PAGE 160 OF THE PUBLIC
RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 448.32'; THENCE
CONTINUE ALONG THE SOUTHERLY LINE OF SAID SUMERWOODS PHASE 1C & 1D,
WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 265.42', WITH A
RADIUS OF 600.00', WITH A CHORD BEARING OF S 77°22'43" E, WITH A CHORD
LENGTH OF 263.26', WITH A DELTA ANGLE OF 25°20'45", THENCE N 89°56'55" E,
ALONG SAID SOUTHERLY LINE, A DISTANCE OF 562.20' TO THE NORTHWEST
CORNER OF COPPER STONE PHASE I A SUBDIVISION AS RECORDED IN PLAT BOOK
51 PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S
02°02'24" E, ALONG THE WEST LINE OF SAID COPPER STONE PHASE 1 PLAT, AND
THE WESTERLY LINE OF COPPER STONE PHASE IIB AS RECORDED IN PLAT BOOK
55 PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A
DISTANCE OF 1341.85'; THENCE S 87°00'36" W, ALONG THE NORTH LINE OF
COPPER STONE PHASE IIB AND THE NORTH LINE OF COPPER STONE PHASE 11C,
AS RECORDED IN PLAT BOOK 55, PAGE 157 OF THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORIDA, A DISTANCE OF 2836.63'; THENCE ALONG THE
WESTERLY AND NORTHERLY LINE OF SAID COPPER STONE PHASE 11B THE
FOLLOWING TWO (2) COURSES: (1) THENCE S 03°07'00" E A DISTANCE OF
184.56'; (2) THENCE S 81°30'38" W A DISTANCE OF 269.67' TO A POINT ON THE
EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAWGRASS ROAD; THENCE
ALONG SAID EASTERLY THEN THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF
SAID SAWGRASS ROAD THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N
14°39'26" W A DISTANCE OF 303.38'; (2) THENCE N 14°22'21" W A DISTANCE

OF 409.45'; (3) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 111.90', WITH A RADIUS OF 106.42', WITH A CHORD BEARING OF N 44°29'43" W, WITH A CHORD LENGTH OF 106.82', WITH A DELTA ANGLE OF 60°14'42", (4) THENCE S 15°22'56" W A DISTANCE OF 36.00'; (5) THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 74.05', WITH A RADIUS OF 70.42', WITH A CHORD BEARING OF S 44°29'43" E, WITH A CHORD LENGTH OF 70.68', WITH A DELTA ANGLE OF 60°14'42"; (6) THENCE S 14°22'21" E A DISTANCE OF 409.53'; (7) THENCE S 14°39'26" E A DISTANCE OF 1994.90'; (8) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 223.90', WITH A RADIUS OF 366.00', WITH A CHORD BEARING OF S 32°10'56" E, WITH A CHORD LENGTH OF 220.42', WITH A DELTA ANGLE OF 35°03'00", TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE S 73°37'51" W A DISTANCE OF 901.12'; (2) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 420.79', WITH A RADIUS OF 2352.01', WITH A CHORD BEARING OF S 68°30'30" W, WITH A CHORD LENGTH OF 420.23', WITH A DELTA ANGLE OF 10°15'02", (3) THENCE S 63°22'12" W A DISTANCE OF 2024.48'; THENCE N 00°28'00" E A DISTANCE OF 1151.48'; THENCE N 89°32'00" W A DISTANCE OF 1658.14'; THENCE N 00°28'25" E A DISTANCE OF 2907.03'; THENCE S 88°33'57" W A DISTANCE OF 10.42'; THENCE N 82°42'23" W A DISTANCE OF 244.95'; THENCE N 70°57'07" W A DISTANCE OF 315.95'; THENCE N 75°00'57" W A DISTANCE OF 800.78'; THENCE N 02°28'22" E A DISTANCE OF 501.53'; THENCE N 89°26'59" W A DISTANCE OF 274.81'; THENCE N 81°14'14" W A DISTANCE OF 128.20'; THENCE N 70°07'20" W A DISTANCE OF 1098.35'; THENCE N 70°03'40" W A DISTANCE OF 298.49' TO A POINT ON THE SOUTH LINE OF REGENCY OAKS PRESERVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°34'02" E, ALONG SAID SOUTH LINE, A DISTANCE OF 359.65' TO THE SOUTHEAST CORNER OF SAID REGENCY OAKS PRESERVE SUBDIVISION; THENCE N 00°10'13" W, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 1439.35' TO THE NORTHEAST CORNER OF SAID REGENCY OAKS SUBDIVISION; THENCE S 89°10'32" W, ALONG THE NORTH LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 2441.94'; THENCE N 02°27'46" E, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION AND ALSO ALONG THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2510.92' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 89°32'22" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2661.83'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 48687624.2 SQUARE FEET, 1117.71 ACRES

TOGETHER WITH:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 25, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA,; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 469.86'; THENCE N 74°19'12" E A DISTANCE OF 647.25'; THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 125.15', WITH A RADIUS OF 175.00', WITH A CHORD BEARING OF S 85°11'35" E, WITH A CHORD LENGTH OF 122.50', WITH A DELTA ANGLE OF 40°58'29", THENCE S 64°42'26" E, ALONG THE WESTERLY EXTENDED SOUTH LINE OF SUMERWOODS PHASE 1C & 1D A SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 67 PAGE 160 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 448.32'; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID SUMERWOODS PHASE 1C & 1D, WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 265.42', WITH A RADIUS OF 600.00', WITH A CHORD BEARING OF S 77°22'43" E, WITH A CHORD LENGTH OF 263.26', WITH A DELTA ANGLE OF 25°20'45", THENCE N 89°56'55" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 562.20' TO THE NORTHWEST CORNER OF COPPER STONE PHASE I A SUBDIVISION AS RECORDED IN PLAT BOOK 51 PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 02°02'24" E, ALONG THE WEST LINE OF SAID COPPERSTONE PHASE 1 PLAT, AND THE WESTERLY LINE OF COPPER STONE PHASE IIB AS RECORDED IN PLAT BOOK 55 PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1341.85'; THENCE S 87°00'36" W, ALONG THE NORTH LINE OF COPPER STONE PHASE IIB AND THE NORTH LINE OF COPPER STONE PHASE 11C, AS RECORDED IN PLAT BOOK 55, PAGE 157 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2836.63'; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID COPPER STONE PHASE 11B THE FOLLOWING TWO (2) COURSES: (1) THENCE S 03°07'00" E A DISTANCE OF 184.56'; (2) THENCE S 81°30'38" W A DISTANCE OF 227.42' TO THE NORTHWEST CORNER OF SAID COPPERSTONE PHASE IIB; THENCE S 14°39'26" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAWGRASS ROAD PER THE PLAT OF COPPERSTONE PHASE IIB, A DISTANCE OF 596.93' TO THE SOUTHWEST CORNER OF SAID COPPERSTONE PHASE IIB AND THE POINT OF BEGINNING; THENCE N 83°28'38" E, ALONG THE SOUTH LINE OF SAID COPPERSTONE PHASE IIB AND PHASE IIC, A DISTANCE OF 1617.24'; THENCE S 02°40'52" E A DISTANCE OF 1052.56' TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 73°37'51" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 299.01';

THENCE N 00°06'15" W A DISTANCE OF 384.55'; THENCE S 89°53'45" W A DISTANCE OF 479.98'; THENCE S 00°06'15" E A DISTANCE OF 524.59' TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 73°37'51" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 551.63' TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAWGRASS ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, (1) WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 226.17', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF N 34°17'28" W, WITH A CHORD LENGTH OF 221.77', WITH A DELTA ANGLE OF 39°16'04";, (2) THENCE N 14°39'26" W A DISTANCE OF 1095.97'; THENCE N 83°28'38" E A DISTANCE OF 42.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1579280.81 SQUARE FEET, 36.255 ACRES

ORDINANCE NO. 10-11

FILED FOR RECORD
R. B. SHORE

2010 OCT 21 AM 11:23

CLERK OF DISTRICT COURT
MANATEE CO FLORIDA

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP FROM UF-3 (URBAN FRNGE - 3 DWELING UNITS PER GROSS ACRE) AND P/SP-1 (PUBLIC/SEMI PUBLIC 1) TO THE MU (MIXED USE) FUTURE LAND USE CLASSIFICATION (1,132 ± ACRES), RETAINING THE P/SP-1 FUTURE LAND USE CLASSIFICATION FOR AN FPL EASEMENT (23 ± ACRES); AND PROVIDING FOR AN ASSOCIATED TEXT AMENDMENT TO THE GENERAL INTRODUCTION - SPECIAL PLAN INTERPRETATION PROVISION OF THE MANATEE COUNTY COMPREHENSIVE PLAN FOR THE SITE TO ESTABLISH SPECIFIC DEVELOPMENT LIMITATIONS; SAID PROPERTY IS GENERALLY LOCATED EAST OF I-75 AND REGENCY OAKS SUBDIVISION AT 7205 AND 8505 MOCCASIN WALLOW ROAD, EXTENDING FROM MOCCAISN WALLOW ROAD SOUTH TO ERIE ROAD PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (1,155 ± ACRES).

WHEREAS, Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, titled the Local Government Comprehensive Planning and Land Development Regulation Act, (the "Act") empowers and requires the County (a) to plan for the county's future development and growth, (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county, (c) to implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations, and (d) to establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of said Act; and

WHEREAS, Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County, and established the Manatee County Comprehensive Plan; and

WHEREAS, Application PA-10-11, initiated by the Applicant, is a request for a map amendment to the the Future Land Use Map Series and a text amendment to Section D - Special Plan Interpretation Provisions of the General Introduction Chapter

of the Manatee County Comprehensive Plan, consistent with Chapter 163, Part II, Florida Statutes; and

WHEREAS, at a duly noticed public hearing, the Manatee County Planning Commission, as the County's Local Planning Agency, as established by Ordinance 90-01, considered Application PA-10-11 to amend the Comprehensive Plan to adopt the amendment to the Future Land Use Map Series and a text amendment to the General Introduction Chapter of the of the Comprehensive Plan, as provided herein, in order to more adequately address Manatee County's future development and growth; and

WHEREAS, the minimum statutory and plan administration requirements for public participation for the adoption of this Ordinance and the amendment of the County's Comprehensive Plan provided herein, have been met or exceeded; and

WHEREAS, on June 10, 2010, the Manatee County Planning Commission, after due public notice, held a public hearing to consider the amendment, and forwarded its recommendation to the Board of County Commissioners as required by law; and

WHEREAS, after due public notice, the Board of County Commissioners of Manatee County received and considered the recommendation of the Manatee County Planning Commission, and held a public hearing on June 21, 2010, to consider the transmittal of the proposed amendment to the Florida Department of Community Affairs as the State Land Planning Agency in accordance with Sec. 163.3184, F.S.; and

WHEREAS, the State Land Planning Agency by letter dated September 10, 2010, transmitted their Objections, Recommendations, and Comments Report on the amendment to the Comprehensive Plan; and

WHEREAS, said amendment to the Comprehensive Plan has been revised as appropriate to insert text in view of the report of the State Land Planning Agency in order to resolve the issues raised in said report; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on October 12, 2010, the Board of County Commissioners of Manatee County, Florida held another public hearing, with due public notice having been provided, to consider adoption of said the proposed amendment to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners further considered all oral and written comments received during the public hearings, including appropriate changes to the technical support document as needed, the recommendations of the Planning Commission, and objections, recommendations, and comments of the State Land Planning Agency; and

WHEREAS, the Board of County Commissioners has determined that the amendments to the Comprehensive Plan set forth herein are necessary to implement the requirements of Section 163, Part II, Florida Statutes; and

WHEREAS, the intent and purpose of the MU Future Land Use Classification is to recognize areas which are established for major centers of suburban/urban activity

and are limited to areas with a high level of public facility availability along functionally classified roadways; and

WHEREAS, the Applicant has submitted with its application, information and analysis on the compatibility of the proposed uses with surrounding development; and

WHEREAS, prior to any development occurring upon the subject property, under the MU Future Land Use Classification, a rezone to Planned Development, with an accompanying preliminary site plan will be required to be submitted to the Board of County Commissioners to address potential compatibility issues; and

WHEREAS, in exercise of this authority, the Board of County Commissioners of Manatee County has determined it necessary and desirable to adopt this Ordinance to effect the amendment of the Comprehensive Plan to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present deficiencies and deal effectively with future problems that may result from the use and development of land within Manatee County; and

WHEREAS, the Technical Support Document for the Manatee County Comprehensive Plan includes background material and justification for the amendment to the Comprehensive Plan; and

WHEREAS, all applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to the Act, and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County that:

Section 1. Purpose and Intent: This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings: The recitals set forth above are true and correct and are hereby adopted as findings by the Board for the adoption of this Ordinance. Based upon the findings made relative to the proposed map amendment to the Future Land Use Element and the text amendment to the General Introduction Chapter of the Manatee County Comprehensive Plan, it has been determined that the existing map and text, sought to be amended are no longer in the best interest of the public and should be amended as described in Section 3 and 4 below.

Section 3. Text Amendment: The Manatee County Comprehensive Plan, Ordinance 89-01, is hereby amended to adopt the revisions to the General Introduction Chapter:

"Section D – Special Plan Interpretation Provisions" to add a new Subsection D.5 – Specific Property – Development Conditions applicable to the property described in Exhibit A attached hereto and made a part hereof by reference. The text amendment as set forth below has additions indicated by underlining and deletions by strikeout.

D.5.9. Specific Property – Development Conditions

1. The ±1,155 acre property which includes:

(a) ±1,132 acres which have been designated Mixed Use (MU) on the Future Land Use Map pursuant to Manatee County Ordinance No. 10-11 and Comprehensive Plan Amendment No. PA-10-11, and

(b) ±23 acres of a Florida Power and Light easement that runs north-south between Moccasin Wallow Road and Erie Road that have been designated Public/Semi-Public (P/SP-1) on the Future Land Use Map;

Shall be subject to the following:

(1) Land Use

a. Non-residential (office and commercial) uses shall be limited to a maximum of 750,000 square feet and residential to a maximum of 3,465 units.

b. In no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water and sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by 3,300 residential units and 550,000 square feet of non-residential square footage.

c. The project shall consist of a mix of at least 2 uses (residential, commercial, office) and may include neo-traditional development as such terms are defined in this Comprehensive Plan. One of the uses must be residential.

d. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

(2) Maximum Development Potential for First Five Years. The foregoing paragraph (1, Land Use) notwithstanding, until December 31, 2015 said property shall be further limited to 250,000 square feet of commercial and 900 single-family units and 600 multi-family residential units in order to maintain an acceptable level of service on the existing roadway network.

Section 4. Map Amendment: The Manatee County Comprehensive Plan, Ordinance No. 89-01, Future Land Use Map of the Future Land Use Element is hereby amended to change the Future Land Use Classification of the property described in Exhibit B from UF-3 (Urban Fringe – 3 dwelling units/gross acre) and P/SP-1 (Public/Semi-Public 1) to the MU (Mixed Use) Future Land Use Classification (1,132 ± acres), retaining the P/SP-

1 Future Land Use Classification for an FPL easement (23 ± acres).

Section 5. Severability: If any part, section, subsection, or other portion of this Ordinance, or any application thereof to any person or circumstance is declared to be void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be deemed severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect.

Section 5. Effective Date: This Ordinance shall take effect immediately upon the State Land Planning Agency, as defined in Section 163.3164, Florida Statutes, issuing a final order finding the Ordinance in compliance with Section 163.3184(9), Florida Statutes, or upon the Administration Commission issuing a final order finding the Ordinance to be in compliance if a petition challenging the finding of compliance by the Department of Community Affairs is filed with the Division of Administrative Hearing in accordance with Section 163.3184(10), Florida Statutes, whichever occurs first.

PASSED AND DULY ADOPTED, in open session, with a quorum present and voting this 12th day of October, 2010.

**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: _____

Donna G. Hayes, Chairman

ATTEST: R. B. SHORE
Clerk of the Circuit Court

By: _____

Deputy Clerk



Exhibit A

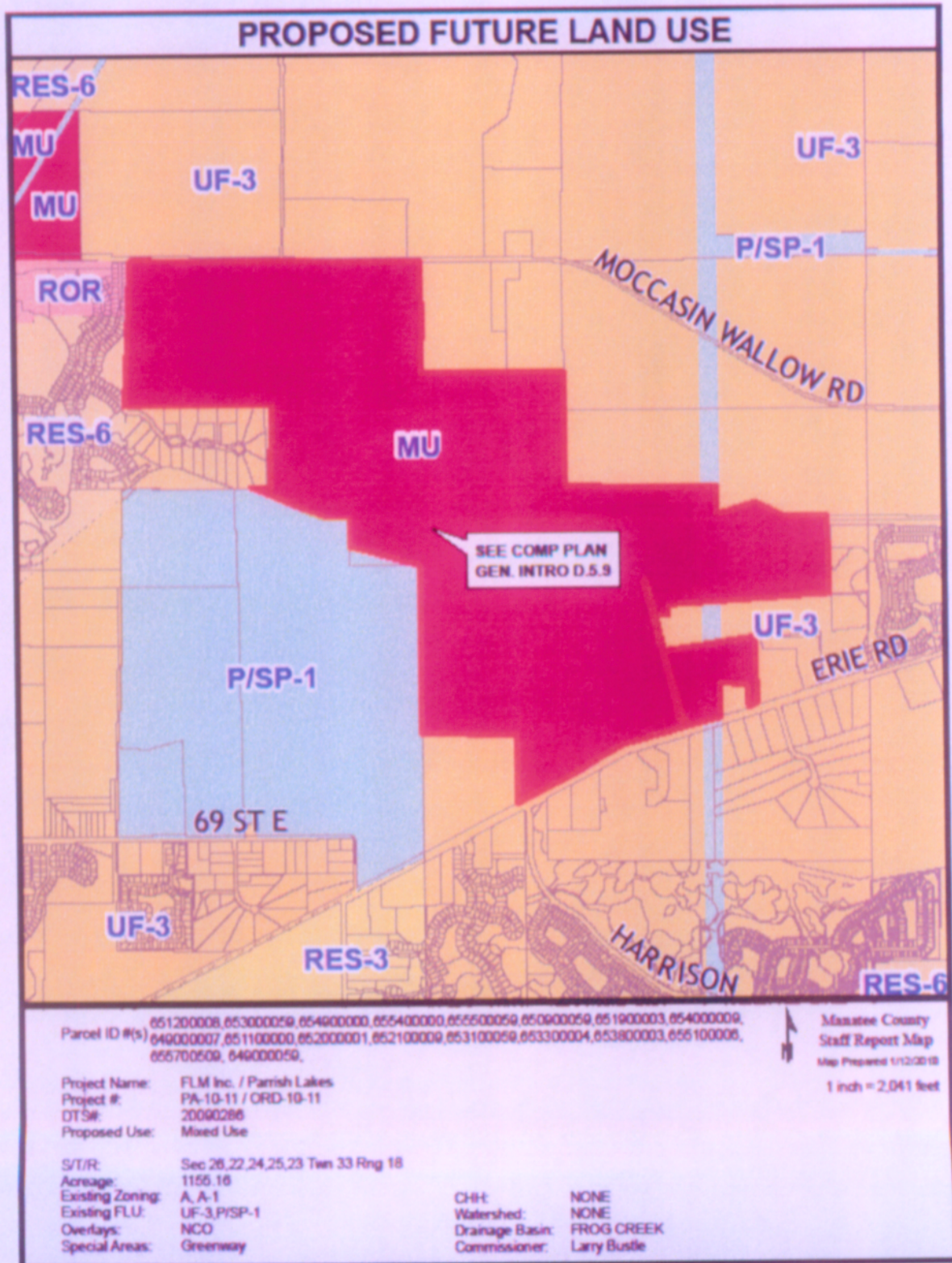


Exhibit B

LEGAL DESCRIPTION (AS PROVIDED BY TITLE SEARCH)

SECTION 22:

- A. BEGIN AT THE NE CORNER OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89° 14' 16" W, ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 2662.42 FEET TO THE NW CORNER OF THE NE 1/4 OF SAID SECTION 22; THENCE S 1° 12' 58" W ALONG THE WEST LINE OF THE E 1/2 OF SAID SECTION 22, 2550.79 FEET TO ITS INTERSECTION WITH A FENCE LINE; THENCE N 87° 57' 37" E, ALONG SAID FENCE LINE, 2449.22 FEET TO A FENCE CORNER; THENCE CONTINUE N 87° 57' 37" E, 166.08 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N 2° 32' 17" E, 2495.01 FEET TO THE P.O.B. LESS THE NORTH 40 FEET FOR ROAD R/W. CONTAINING 150.63 ACRES MORE OR LESS.**
- B. COMMENCE AT THE NE CORNER OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 2° 32' 17" W, ALONG EAST LINE OF SAID SECTION 22 A DISTANCE OF 2495.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 2° 32' 17" W, ALONG SAID SECTION LINE, 1491.85 FEET; THENCE WEST, ALONG CENTERLINE OF A CANAL 63.30 FEET; THENCE N 1° 24' 46" W, 1484.92 FEET; THENCE N 87° 57' 37" E, 166.08 FEET TO THE P.O.B. CONTAINING 3.91 ACRES MORE OR LESS.**

SECTION 23:

THE NW-1/4 LESS PORTION THEREOF CONVEYED TO TAMPA SOUTHERN RAILROAD COMPANY, UNDER INSTRUMENTS RECORDED IN DEED BOOK 67, PAGE 91, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LESS PORTION THEREOF CONVEYED TO TAMPA SOUTHERN RAILROAD COMPANY, UNDER INSTRUMENTS RECORDED IN DEED BOOK 54, PAGE 330, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE S-1/2 OF THE NE1/4 LESS THE NORTH 600 FEET THEREOF, AND THE N- 1/2 OF SW-1/4, AND THE SE-1/4 OF THE SW-1/4, AND THE SE-1/4.

SECTION 24:

- A. THE S-1/2 OF SW-1/4.**
- B. THAT PART OF THE SE-1/4 LYING SOUTH OF THE CENTERLINE OF BUFFALO CANAL, LESS THAT PART THEREFORE CONVEYED TO ROBERT L. BURDICK AND WIFE UNDER DEED DATED MAY 22, 1963, RECORDED IN OFFICIAL RECORDS BOOK 162, PAGE 47, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (NOTE: SUBJECT TO P/L EASEMENT OVER THE EAST 330 FEET OF S-1/2 OF SW-1/4.)**

SECTION 25:

- A. THAT PART OF THE SW-1/4 LYING NORTH AND WEST OF STATE ROAD 680, SUBJECT TO THE SEABOARD COAST LINE RAILROAD COMPANY RIGHT-OF-WAY, AND THE S-1/2 OF NW-1/4, AND THE NW-1/4 OF NW-1/4.**
- B. THAT PART OF LOTS 247 AND 248 LYING NORTH OF THE SEABOARD COAST LINE RAILROAD COMPANY RIGHT-OF-WAY, IN MECCA PARK COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 192-A, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING THAT PART OF THE W-1/2 OF THE SW-1/4 OF NE-1/4 OF SAID SECTION 25 LYING NORTH OF SAID RAILROAD RIGHT-OF-WAY.**
- C. THAT PART OF THE NE-1/4 OF NW-1/4 LYING WESTERLY OF THE SAWGRASS ROAD CENTERLINE. THAT PART OF LOTS 263 THROUGH**
- D. THAT PART OF LOTS 263 THROUGH 268, MECCA PARK COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 192-A, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING NORTH OF THE GRADED ROAD.**
- E. THAT PART OF THE NE-1/4 OF NW-1/4 LYING BOTH NORTH OF THE GRADED ROAD AND EAST OF THE SAWGRASS ROAD, LESS THAT PART, IF ANY, CONVEYED TO J-C GROVES, INC. UNDER DEED DATED JANUARY 9, 1964, RECORDED IN OFFICIAL RECORDS BOOK 187, PAGE 632, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.**

SECTION 26:

THAT PART OF THE SE-1/4 LYING NORTH AND WEST OF STATE ROAD 680, SUBJECT TO SEABOARD COAST LINE RAILROAD COMPANY RIGHT-OF-WAY, AND THE NE-1/4.

TOGETHER WITH: (O.R.B. 1847, PG. 2245) (O.R.B. 1886, PG. 5491)

A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 23, THENCE S 02°28'17" W, ALONG THE EAST LINE OF SAID S.W. 1/4 OF THE S.W. 1/4, A DISTANCE OF 488.57 FEET; THENCE N 89°29'46" W, A DISTANCE OF 274.69 FEET; THENCE N 81°12'29" W, A DISTANCE OF 128.29 FEET; THENCE N 70°07'11" W, A DISTANCE OF 1098.34 FEET; THENCE N 69°54'37" W, A DISTANCE OF 298.49 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 22; THENCE S 89°35'55" E, ALONG SAID NORTH LINE, A DISTANCE OF 425.96 FEET TO THE NORTHWEST CORNER OF SAID S.W. 1/4 OF THE S.W. 1/4; THENCE S 89°45'50"

E, A DISTANCE OF 1309.88 FEET TO THE POINT OF BEGINNING.

LESS: (O.R.B. 1847, PG. 2245) (O.R.B. 1886, PG. 7726)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 02°28'17" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 328.00 FEET; THENCE ALONG THE SOUTH TOP OF BANK OF AN EXISTING DITCH THE FOLLOWING THREE (3) COURSES: (1) SOUTH 75°00'14" EAST, A DISTANCE OF 800.76 FEET; (2) SOUTH 71°00'12" EAST, A DISTANCE OF 316.02 FEET; (3) SOUTH 82°43'52" EAST, A DISTANCE OF 244.97 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE NORTH 89°25'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1329.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH SITE 3: (OFFICIAL RECORDS BOOK 2146, PAGE 1205)

DESCRIPTION FROM DEED BOOK 54, PAGE 330 AS PROVIDED BY SIVYER BARLOW & WATSON, P.A.;

ALSO A STRIP OF LAND FIFTY (50) FEET WIDE BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE CENTRE LINE OF THE TAMPA SOUTHERN RAILROAD AS LOCATED AND CONSTRUCTED THROUGH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE-1/4 OF NE-1/4) OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW-1/4 OF NW-1/4) OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, EXTENDING FROM STATION 43 PLUS 44 TO STATION 70 PLUS 43, A DISTANCE OF TWENTY-SIX HUNDRED AND NINETY-NINE (2699) FEET, MORE OR LESS, CONTAINING THREE AND TEN HUNDREDTHS (3.10) ACRES, MORE OR LESS.

ALSO A STRIP OF LAND FIFTY (50) FEET WIDE BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE CENTRE LINE OF THE TAMPA SOUTHERN RAILROAD AS LOCATED AND CONSTRUCTED THROUGH THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S1/2 OF NE-1/4 OF NW- 1/4) OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, EXTENDING FROM STATION 79 PLUS 75 TO STATION 83 PLUS 00, A DISTANCE OF THREE HUNDRED AND TWENTY-FIVE (325) FEET, MORE OR LESS, CONTAINING THIRTY-SEVEN HUNDREDTHS (0.37) ACRES, MORE OR LESS.

DESCRIPTION FROM DEED BOOK 67, PAGE 91 AS PROVIDED BY SIVYER BARLOW & WATSON, P.A.;

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SE 1/4 OF THE NW 1/4 OF SECTION 23, 248 FEET, MORE OR LESS, TO AN IRON MONUMENT LOCATED IN THE SAID

WEST BOUNDARY LINE, WHICH IS 25 FEET, MEASURED AT RIGHT ANGLES SOUTHERLY FROM THE CENTER LINE OF THE TAMPA SOUTHERN RAILROAD AS THE SAME IS LOCATED; THENCE NORTH 73 DEGREES AND 6 MINUTES EAST, PARALLEL TO AND MAINTAINING A DISTANCE OF 25 FEET FROM THE CENTER LINE OF THE TAMPA SOUTHERN RAILROAD, A DISTANCE OF 1043 FEET, MORE OR LESS, TO AN IRON MONUMENT IN THE NORTH BOUNDARY LINE OF THE SAID SE 1/4 OF THE NW 1/4 OF SAID SECTION 23; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID SE 1/4 OF THE NW 1/4 OF SAID SECTION 23, TO THE POINT OF BEGINNING.

LESS: (OFFICIAL RECORDS BOOK 2074, PAGE 480)

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 00°28'00" W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 2906.94 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°28'00" W, A DISTANCE OF 1999.99 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE OLD "SEABOARD RAILROAD"; THENCE N 63°23'03" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1862.61 FEET; THENCE N 00°28'00" E, PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 1151.99 FEET; THENCE N 89°32'00" W, A DISTANCE OF 1658.38 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS:

SUB STATIONS SITE (OFFICIAL RECORDS BOOK 2045, PAGE 2597)

A PARCEL OF LAND LYING AND BEING IN SECTION 25, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT A NORTHWEST CORNER OF LOT 11, ERIE RANCHES, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 150 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°06'36" W, A DISTANCE OF 947.22 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE FLORIDA POWER AND LIGHT RAILROAD; THENCE N 73°37'25" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 104.17 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT EASEMENT RECORDED IN O.R. BOOK 485, PAGE 244 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE N 73°37'25" E ALONG SAID LINE, A DISTANCE OF 500.00 FEET; THENCE N 00°06'36" W, A DISTANCE OF 384.65 FEET; THENCE S 89°53'24" W, A DISTANCE OF 479.98 FEET TO THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF EASEMENT RECORDED IN O.R. BOOK 485, PAGE 244; THENCE S 00°06'36" E ALONG SAID NORTHERLY EXTENSION LINE, A DISTANCE OF 524.70 FEET TO THE POINT OF BEGINNING.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and
correct copy of the documents on file in my office.
Witness my hand and official seal this 14th day of
October, 2010
R.B. SHORE
Clerk of Circuit Court
By [Signature] s.c.



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

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CLERK
DAWN K. ROBERTS
Interim Secretary of State

October 18, 2010

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Ms. Vicki Tessmer, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 14, 2010 and certified copies of Manatee County Ordinance Nos. 10-04, 10-07, 10-08, 10-09, 10-10, 10-11, 10-12, 10-15, 10-17, 10-18, 10-30, 10-31, 10-32, 10-43, 10-45, 10-48, PDC-10-09(Z) (G), PDR-03-54 (P) (R), PDR-10-12 (Z) (P) and PDC-04-16 (Z) (P), which were filed in this office on October 18, 2010.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

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850.245.6270 • FAX: 850.245.6282

Environmental Considerations Report

Parrish Lakes Planned Mixed Use Development Phase 1

Parrish, Manatee County, Florida

Prepared For:

Manatee County, Parks and Natural Resources Department
Environmental Protection Division
c/o Mr. Charlie Hunsicker
1112 Manatee Avenue West
Bradenton, FL, FL 34205

Southwest Florida Water Management District
c/o Mr. Cliff Ondercin
2379 Broad Street
Brooksville FL 34604



June 2021

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Exhibits

Exhibit 1 Regional Location Map
Exhibit 2 Project Boundary
Exhibit 3 Soils Map
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Appendices

Appendix A – WRA General Wildlife Survey Methodology
Appendix B – Listed Species for Manatee County
Appendix C – UMAM Forms

1.0 Environmental Considerations

The 604-acre Project is located in Manatee County within Sections 22, 23, and 24, Township 33S, and Range 18E (**Exhibit 1 Regional Location Map**). The Project is situated west of the town of Parrish and east of I-75, south of Moccasin Wallow Road and north of Erie Road (**Exhibit 2 Project Boundary**). This report is concerned with the Phase 1 development of a larger property.

1.1 Soils

The USDA Soil Survey for Manatee County and specific to the limits of the project was reviewed during the desktop analysis and referenced as needed in the field review (**Exhibit 3 Soils Map**). The Summary table of soils found in the project area is below (**Table 1**). Descriptions of each of the soil types are taken from the county soil survey description for each soil and reduced for elements specific to this report.

Table 1: Soil Survey – Phase 1

Soil #	Soil Name	Depth to Water Table (inches)		Hydric
		Wet Season	Dry Season	
4	Bradenton Fine Sand, 0 To 2 Percent Slopes	±10	40	Y
5	Bradenton Fine Sand, Limestone Substratum	±10	40	Y
7	Canova, Anclothe, And Okeelanta Soils	Ponded	Surface	Y
13	Chobee Loamy Fine Sand, Frequently Ponded, 0 To 1 Percent Slopes	±10	30	Y
14	Chobee Variant Sandy Clay Loam	Above Surface	10 – 30	Y
16	Delray Complex	Above Surface	Surface	Y
20	EauGallie Fine Sand, 0 To 2 Percent Slopes	< 10	10 – 40	N
22	Felda Fine Sand, 0 To 2 Percent Slopes	<10	10 – 40	Y
25	Floridana Fine Sand, 0 To 2 Percent Slopes	Ponded	±10	Y
26	Floridana-Immokalee-Okeelanta Association	Ponded	Surface	Y
27	Gator Muck, Frequently Ponded, 0 To 1 Percent Slopes	Above Surface	Surface	Y
29	Manatee Mucky Loamy Fine Sand	Surface	±10	Y
38	Palmetto Sand	Ponded	±10	Y
39	Parkwood Variant-Chobee, Limestone Substratum-Parkwood Complex	±10		Y
48	Wabasso Fine Sand	±10	>40	N

#4 Bradenton Fine Sand – Hydric

This soil unit is a poorly drained soil on low-lying ridges and hammocks. Slopes are smooth and range from 0 to 2 percent. The native vegetation consists of Slash pine (*Pinus elliottii*), Laurel oak (*Quercus laurifolia*), Live oak (*Quercus virginiana*), Cabbage palm (*Sabal palmetto*), Wax myrtle (*Myrica cerifera*), Magnolia (*Magnolia* sp.), Bushy bluestem (*Andropogon glomeratus*), Saw palmetto (*Serenoa repens*), and various vines. If this soil is not drained, the water table is within 10 inches of the surface for 2 to 6 months out of the year and at a depth between 10 and 40 inches for much of the remainder of the year. In dry seasons the water table recedes to a depth of 40 inches.

#5 Bradenton Fine Sand Limestone Substratum – Hydric

This soil unit is a nearly level, poorly drained soil on low-lying ridges and hammocks. Slopes are smooth and range from 0 to 2 percent. Natural vegetation consists of Slash pine, Laurel oak, Live oak, Cabbage palm, Wax myrtle, Magnolia, Bluestems, Saw palmetto, and various vines. In most years, the water table is within 10 inches of the surface for 2 to 6 months out of the year and at a depth of 10 to 40 inches for much of the remainder of the year. In dry seasons the water table recedes to a depth of more than 40 inches.

#7 Canova, Anclote, and Okeelanta – Hydric

This soil unit is nearly level, very poorly drained mineral and organic soils in freshwater swamps and in broad, poorly defined drainageways. Natural vegetation consists of Bay (*Persea* sp.), Sweet gum (*Liquidambar styraciflua*), Ash (*Fraxinus* sp.), Swamp maple (*Acer* sp.), Water oak (*Quercus nigra*), scattered Cypress (*Taxodium distichum*), and some Slash pine. In many areas they support a thick undergrowth of vines, briers, and water-loving plants. In most years, this soil is ponded, or the water table is at or near the surface for 9 months or more out of the year.

#13 Chobee Loamy Fine Sand – Hydric

This soil unit is nearly level, very poorly drained soil that is in small to large depressions, poorly defined drainageways, and on broad, low flats. Slopes are smooth to concave and range from 0 to 2 percent. Natural vegetation consists of Red maple (*Acre rubrum*), Water oak, and Cabbage palm and an understory of ferns and water tolerant grasses. In areas of open marshes and depressions it consists of Maidencane (*Panicum hemitomon*), Pickerelweed (*Pontederia cordata*), Smartweed (*Polygonum* sp.), and patches of Sawgrass (*Cladium jamaicense*). In most years, the water table is above the surface or within a depth of 10 inches for 6 to 9 months or more out of the year. It is at a depth of 10 to 30 inches for short periods during dry seasons.

#14 Chobee Variant Sandy Clay Loam – Hydric

This soil unit is a nearly level, very poorly drained soil in shallow depressions. Slopes are concave and less than 2 percent. Natural vegetation consists of Swamp oak (*Quercus* sp.), Swamp maple, Cypress, grasses, vines, and forbs. In some areas it consists of prairie growth of Sawgrass, Pickerelweed, various weeds and grasses, and scattered Swamp maple. In most years, the water table is at a depth of less than 10 inches for 6 months or more out of the year. Unless drained, this soil will be ponded for a long time.

#16 Delray Complex – Hydric

This soil unit consists of several nearly level, very poorly drained soils on flats and in sloughs that are moderately broad, low, and grassy. Natural vegetation consists of mainly of water- tolerant grasses such as Bluestem, Lopsided Indiangrass (*Sorghastrum secundum*), Maidencane, and Pineland three-awn (*Aristida stricta*). In some places it also consists of Wax myrtle and widely spaced gum and cypress. In most years, the water table is at or near the soil surface for 6 months or more out of the year.

#20 EauGallie Fine Sand – Not Hydric

This soil unit is nearly level, poorly drained soil in broad areas of flatwoods. Slopes are smooth and range from 0 to 2 percent. Natural vegetation consists of Slash pine, Saw palmetto, Wax myrtle, Gallberry (*Ilex glabra*), and Pineland three-awn in open forest and Bluestem, Panicum, and other grasses. In most years, the water table is at a depth of less than 10 inches for 2 to 4 months during wet seasons and within a depth of 40 inches for more than 6 months out of the year.

#22 Felda Fine Sand – Hydric

This soil unit is a nearly level, poorly drained soil on low hammocks. Slopes are generally smooth and range from 0 to 2 percent. Natural vegetation consists of Live oak, Cabbage palm, Slash pine, Pineland three-awn, and Bluestem. In most years, the water table is within a depth of 10 inches for 2 to 4 months out of the year and at a depth of 10 to 40 inches for about 6 months out of the year. It recedes to a depth of more than 40 inches in dry seasons.

#25 Floridana Fine Sand – Hydric

This soil unit is nearly level, very poorly drained soil in low flats that have been drained by ditches and channels in many places. Slopes are smooth to concave and are less than 2 percent. Natural vegetation consists of Cattails (*Typha* sp.) and dense stands of Maidencane and Sawgrass. In most years, the water table is at a depth of less than 10 inches for about 6 months out of the year.

#26 Floridana-Immokalee-Okeelanta Association – Hydric

This soil unit is nearly level, very poorly drained Floridana soils, poorly drained Immokalee soils, and very poorly drained Okeelanta soils. Natural vegetation in the lowest places consists of sawgrass, Maidencane, Willow (*Salix* sp.), and, in places, a few Cypress. In other areas, the vegetation is Maidencane, St.-John's wort (*Hypericum* sp.), various Bluestems, Smooth cordgrass (*Spartina alterniflora*), and Sedges (*Cyperus* and *Carex* sp.). In most years, in undrained areas Okeelanta soils are ponded for 9 months or more, and the water table is near the surface for the rest of the time.

#27 Gator Muck – Hydric

This soil unit is a very poorly drained, nearly level soil in depressions. Natural vegetation consists of Willows, Red maple, Sawgrass, Pickerelweed, Sedges, Ferns, Maidencane, and other water-tolerant grasses. In undrained areas this soil is ponded or the water table is within a depth of 10 inches except in extended dry seasons.

#29 Manatee Mucky Loamy Fine Sand – Hydric

This soil unit is nearly level, very poorly drained soil in drained depressions. Areas are irregular in shape. Slopes are less than 2 percent. Natural vegetation consists of Pickerelweed, Sedge, Maidencane, Sawgrass, Broomsedge bluestem (*Andropogon* sp.), Panicum, Cinnamon fern (*Osmundastrum cinnamomeum*), and other perennial grasses. In most years, the water table is within 10 inches of the surface for 2 to 4 months out of the year.

#38 Palmetto Sand – Hydric

This soil unit is nearly level, poorly drained soil in flatwoods. The soil is in sloughs, in poorly defined drainageways, and in narrow bands around some ponds. Slopes are smooth to slightly concave and are less than 2 percent. Natural vegetation consists of Chalky bluestem (*Andropogon virginicus*), Blue maidencane (*Amphicarpum muehlenbergianum*), Sand cordgrass (*Spartina bakeri*), Pineland three-awn, low Panicums, scattered Slash pines, and clumps of Saw palmetto. In most years, if this soil is not drained, the water table is within 10 inches of the surface for 2 to 6 months out of the year. In some areas the soil may be ponded briefly after heavy rainfall.

#39 Parkwood Variant complex – Hydric

This soil unit is nearly level, poorly drained, and very poorly drained soils on Cabbage palm hammocks, in drainageways, and around the edges of ponds. Natural vegetation consists of Cabbage palm, Live oak, Slash pine, Water oak, Magnolia, and an undergrowth of shrubs, vines, grasses, and Saw palmetto. In most years, the water table is within 10 inches of the surface for 2 to 4 months during wet seasons.

#48 Wabasso Fine Sand – Not Hydric

This soil unit is nearly level, poorly drained soil in areas of broad flatwoods. Slopes are less than 2 percent. Natural vegetation consists of Longleaf pine (*Pinus palustris*), Slash pine, scattered Cabbage palms, and an understory of Saw palmetto, Gallberry, Wax myrtle, Creeping bluestem (*Schizachyrium stoloniferum*), Indiangrass (*Sorghastrum* sp.), Little bluestem (*Schizachyrium scoparium*), Florida paspalum (*Paspalum floridanum*), Pineland three-awn, Panicums, Deer tongue (*Carphephorus odoratissimus*), Grassyleaf golden aster (*Pityopsis oligantha*), Huckleberry, and Running oak (*Quercus pumila*). In most years, if this soil is not drained, the water table is at a depth of 10 to 40 inches for more than 6 months out of the year. It is at a depth of less than 10 inches for less than 60 days in wet seasons and at a depth of more than 40 inches in very dry seasons.

1.2 Land Use

The land use categories reviewed within the Project were evaluated by WRA using the basis established by the Florida Department of Transportation (FDOT) Handbook (January 1999) as a guideline. For mapping included in this report the WRA GIS Specialist used the SWFWMD 2017 Land Use Mapping digital information obtained from SWFWMD on line data as a baseline. Discrepancies discovered during field review were corrected to reflect the existing conditions.

The boundaries that are shown on the FLUCCS map contain estimated acreages for each land use/land cover type (**Exhibit 4 – FLUCCS Map**). The land uses identified within the Project are all variations of land categories that are not human habitation or infrastructure. Under current conditions the majority of land use centers on agriculture (211, 221, 260, 261, 510, 530) (89.05%) with somewhat natural land use accounting for a small fraction of the project area (423, 427, 630, 640) (5.62%).

1.2.1 FLUCCS Code Descriptions

The following descriptions of the FLUCCS land use codes provides an insight into what comprises each habitat type found within the project. While the numerical representation and name of the habitat type is from the classification system originally developed by the FDOT (1999), the description of vegetation types found is based on the field review of the Project area by WRA Scientists.

1.2.1.1 Upland Habitat

The Land Use discussion is divided into upland and wetland habitats based on the FLUCCS codes assigned. Vegetation information is derived from the Project specific assessment by qualified WRA scientists during their extensive survey of the property for listed species and wetlands.

211 Improved Pastures (149.93 ac.)

FLUCCS Definition: This land use category is defined in the FLUCCS Manual as land which has been cleared, tilled, reseeded with specific grass types and periodically improved with brush control and fertilizer application.

Project Specific Assessment: Within the Project boundary the dominant vegetation observed within this category includes various pasture grasses such as Bahia grass (*Paspalum notatum*), Smut grass (*Sporobolus indicus*), and Bermuda grass (*Cynodon dactylon*).

Other Relevant Information: The agricultural land use categories represent land that has been manipulated for livestock and row crops since at least 1940. The natural development patterns of vegetative communities have been forced away from the development of natural prairie plant cover. Agricultural land modifications eliminate naturally occurring plant and animal associations, thus degrading the overall value of the land. These land uses have little or no natural value for native plants and animals.

221 Citrus Groves (235.1 ac.)

FLUCCS Definition: This land use category includes areas possessing a specific combination of soil qualities and climatology factors. Water bodies, which moderate the effects of short duration temperature fluctuations, often are in close proximity to this type of agriculture.

Project Specific Assessment: Within the Project the dominant vegetation observed within this land use category includes rows of citrus trees and mowed grasses.

260 Other Open Lands (18.06)

FLUCCS Definition: This land use category includes those agricultural lands whose intended usage cannot be determined.

Project Specific Assessment: Within the Project this land use category is composed of open areas that are used to stock mulch piles.

261 Fallow Crop Land (134.77 ac.)

FLUCCS Definition: This land use category includes harvested agricultural land not currently in crop production.

Project Specific Assessment: Within the Project this land use type is dominated by ragweed (*Ambrosia artemisiifolia*), Dog fennel (*Eupatorium capillifolium*), and various pasture grasses such as Bahia grass, Smut grass, and Broomsedge (*Andropogon* sp.). With the removal of agricultural activities, these pioneering weeds and remnant pasture grasses are not ecologically valuable on the landscape.

423 Oak-Pine-Hickory (9.63 ac.)

FLUCCS Definition: This land use category includes a mixed forest community in which no single species is consistently dominant. This is a predominantly hardwood forest type in which various southern pines are major associate species. Major component species of this community may include Southern red oak (*Quercus falcata*), Post oak (*Quercus stellata*), Chestnut oak (*Quercus michauxii*), Black oak (*Quercus velutina*), Live oak, Loblolly pine (*Pinus taeda*), Shortleaf pine (*Pinus echinata*), Slash pine, Mockernut hickory (*Carya tomentosa*) and Pignut hickory (*Carya glabra*) in addition to numerous minor associate species.

Project Specific Assessment: Within the Project the dominate canopy vegetation consists of a homogenous mixture of Live oak and Slash pine. The subcanopy is largely open and groundcover consists of mowed grasses.

Other Relevant Information: This is a typical ecological community for peninsular Central Florida. Valuation of this land use type on the Project needs to consider the isolated character and highly modified condition compared to larger, landscape scale Oak-Pine-Hickory habitat. In the context of the surrounding agriculture use and residential development, the normal community has been highly modified. The original ecological value of a mixed hardwood forest community has been highly degraded to the point where the Oak component is largely dominant. This habitat has no connection to larger contiguous undisturbed habitat. This small thin section of habitat must be considered a remnant with diminished value for species use (feeding, shelter, and reproduction). The impacts of adjacent land clearing have resulted in the loss of landscape connectivity. This habitat is a semi-natural island.

427 Live Oak (7.97 ac.)

FLUCCS Definition: This land use category is one in which Live oak is either pure or predominant. The principal associates of this cover type include Sweet gum, Magnolia, Holly (*Ilex* sp.) and Laurel oak.

Project Specific Assessment: Within the Project the dominant canopy vegetation consists of a homogenous mixture of Live oak, Slash pine, and Cabbage palm. The subcanopy largely consists of Saw palmetto, Cabbage palm, and Brazilian pepper. Groundcover vegetation is sparse consisting of Broomsedge.

Other Relevant Information: This is a typical ecological community for peninsular Central Florida. This approximately 8-acre forested corner of the Project is part of an 88-acre forested area which is owned by three other landowners. Even though the areal connection appears to have ecological value, the presence of Brazilian pepper reduces the wildlife value for feeding and reproduction. The Brazilian pepper component of this area can be expected to outstrip natural vegetation without direct controls to reduce and eliminate this invasive species.

This forested area is also an island habitat with no connections to larger tracts of similar habitat. This habitat type must also be considered a remnant island with no natural connectivity to undisturbed natural vegetation. Animal species that typically would use this habitat type and require larger expanses of this forest type cannot adequately depend on this forested area for the basics of sustainable existence (food, water, and reproduction).

1.2.1.2 Wetland Habitat – Wetland and OSW

The Phase 1 Project is part of a 2018 Petition for a Formal Wetland Determination (FWD) completed for the larger property (**Exhibit 5 – 2018 Approved Formal Wetland Determination**). The wetland and other surface water (OSW) mapping for this Phase 1 development is derived from that original FWD. **Exhibit 6 (Phase 1 Wetlands and Other Surface Waters)** is an illustration of the separate OFW types discussed below and is based on field review determinations.

Other Surface Water (OSW) modifications associated with agriculture (510 – ditching and 530 - reservoirs) have greatly diminished sustainable habitat value for wetland dependent plant or animal species where the ditches have been used to reduce or eliminate naturally wet areas.

Field review of the wetland habitats (630 and 640) found that the limits depicted on project mapping are consistent with the approved limits on file with the Southwest Florida Water Management District (SWFWMD), Formal Wetland Determination No. 43668.000. All of the wetland areas have been modified to drain standing water.

510 Streams and Waterways (12.34 ac.)

FLUCCS Definition: This land use category includes rivers, creeks, canals and other linear water bodies.

Project Specific Assessment: For this project the waterways are primarily upland cut ditches and considered as Other Surface Waters (OSW). They have been created from previously converted crop land or upland pasture. The ditch bank vegetation is dominated by Cabbage palm, Peruvian primrose willow (*Ludwigia peruviana*), and Paragrass (*Urochloa mutica*). Some of the ditch banks include riprap for stabilization purposes, but most have steep sides with grass covered banks for stabilization

Other Relevant Information: While FLUCCS 510 includes streams and waterways, on the Project, there are no natural streams. The waterways are interconnected ditchworks used to move water throughout the year, providing water for livestock and irrigation water for crops. The total area of these ditches is 12.34 acres (**Table 2**). The earliest ditches are seen in aerial photography from 1940. Prior to 1970 nearly all of the upland cut ditches in the Project 1 had been created.

Table 2: Other Surface Waters – Ditchworks

OSW #	Size ac.	OSW #	Size	OSW #	Size
1	0.13	16	0.10	31	0.67
2	0.03	17	0.37	32	0.07
3	0.08	18	0.58	33	0.32
4	0.04	19	0.22	34	0.01
5	0.01	20	0.32	35	0.75
6	0.15	21	0.40	36	0.06
7	0.05	22	0.10	37	0.17
8	0.03	23	0.07	38	0.15
9	0.34	24	0.27	39	0.56
10	0.27	25	0.53	42	0.17
11	0.03	26	0.08	43	1.88
12	0.33	27	0.06	91	0.39
13	0.25	28	0.18	92	0.08
14	0.04	29	0.36	93	0.16
15	0.25	30	1.23	Total	12.34

530 Reservoirs (17.56 ac.)

FLUCCS Definition: This land use type includes artificial impoundments of water used for irrigation, flood control, municipal and rural water supplies, recreation, and hydroelectric power generation.

Project Specific Assessment: Within the Project this land use type consists of multiple ponds interspersed throughout the Project area that are largely dominated by Cattails and other vascular aquatic vegetation species such as Pickerelweed and Spike rush (*Eleocharis* sp.) along littoral edges.

Other Relevant Information: These artificial reservoirs are also considered as OSW. They were created in upland habitat and are generally used for water storage or have weir-type controls. These controls allow a maximum water level with connection to the overall ditchworks to allow for deliberate water movement or to reduce the potential for overtopping during wet season rains. The creation of these pond structures appears to be between 2002 and 2015. Specific details for each follow (**Table 3**).

Several of the onsite ponds (530) and ditches (510) were created under various agricultural exemptions for FARMS projects (APP ID Nos. 749460, 672459, FARMS Project Nos. H737,

H615). These features have been completed in their entirety and currently exist as fully constructed FARMS ponds. As none of the ponds were constructed for storm water or waste water treatment and are fully constructed at the time of wetland and surface water verification request, none of the formal and/or informal agriculture or tailwater recovery reservoir ponds are exempt from 62.340, F.A.C., pursuant to 62.340.700, F.A.C. They were delineated via aerial interpretation and field verified at the clear top-of-bank limit. Any future reclamation activities of these ponds to their pre-constructed “upland” status may be considered exempt from Regulatory permitting authorization and would cause them to be subject to re-classification as “uplands” upon expiration of this WJD if reclamation indeed occurs and a subsequent WJD verification petition is received.

Table 3: Other Surface Waters – Reservoirs (Ponds)

Pond #	Size (acre)	Description
1	0.46	Pond 1 was created in 2010 in an upland pasture. It has a weir that will overflow into W6 but is not otherwise connected to any other water system.
2	0.48	Pond 2 was created in 2010 in an upland pasture. It has no connection to any other water system.
3	0.66	Pond 3 was created in 2014 from upland pasture (previously cropland). It has no connection to any other water system.
4	0.76	Pond 4 was created in 2010 from upland pasture (previously cropland). The area was once a wetland that has been drained. The former wet area has cycled between an orange orchard (1995) to active and fallow cropland. It has no connection to any other water system.
5	0.11	Pond 5 was created in 2015 from a remnant of W3 that had dried out due to drainage into the irrigation system. W3 continues to dry out. Pond 5 is contributing to lowering groundwater elevation and is connected to the farm irrigation system.
6	3.88	Pond 6 was created in 2011 from prior converted cropland. Normal water elevation is below the surrounding crop lands. It is not directly connected to the farm irrigation system.
7	0.92	Pond 7 was created in 2011 from prior converted cropland. Normal water elevation is below the surrounding crop lands. It is not directly connected to the farm irrigation system but appears to have overflow into the irrigation system.
8	0.21	Pond 8 was created in 2011 from prior converted cropland. It is an enlargement of the irrigation system and is controlled by a flow structure that feeds the larger irrigation system.

Pond #	Size (acre)	Description
9	9.22	Pond 9 was originally created out of prior converted cropland in 2010. For the 2018 FWD the initial size was approximately 2.08 acres. The pond was expanded later in 2018 to the current size. There is a pump building adjacent to the pond that provides irrigation water to the ditch system. The ditch connecting to the irrigation system was created prior to 1995 and is now part of the larger pond structure.
11	0.86	Pond 11 was originally created out of prior converted cropland in 2002. It was built on fill above normal ground level to hold water for irrigation. The pond was connected to an irrigation ditch in 2012.

630 Wetland Forested Mixed (10.97 ac.)

FLUCCS Definition: This land use type includes mixed wetland forest communities in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition.

Project Specific Assessment: Within the Project the canopy is dominated by a mixture of Laurel oak, Water oak and Red maple. The subcanopy is comprised of scattered Cabbage palm and the groundcover largely consists of hydric grasses and sedge species.

640 Vegetated Non-forested Wetlands (5.39 ac.)

FLUCCS Definition: This land use type includes marshes and seasonably flooded basins and meadows. These communities are usually confined to relatively level, low-lying areas. Sawgrass and Cattail are the predominant species in freshwater marshes.

Project Specific Assessment: Within the Project this land use type is dominated by varying amounts of Cattail, Pickerelweed, Smartweed, and hydric grasses and sedge species.

Other Relevant Information: There are five wetlands with these land use codes within the Project. The individual wetlands, however are composed of both land use types that represent four different National Wetland Inventory (NWI) classifications. The individual description of each wetland includes the multiple aspects of each wetland area (**Table 4**). Moat ditching in the following explanations refers to ditching that was built surrounding a wetland that extends one to two feet below the normal seasonal high-water elevation and drains standing water off ponded areas.

Table 4: Forested Wetland Habitat

Wetland #	Size (acre)	Description
3	1.39	Wetland 3 is classified in NWI as PFO1Fd (Palustrine forested, broad-leaved, semi-permanently flooded, partially ditched forested wetland). The FLUCCS code 630 describes the defined area. The wetland area has been isolated throughout most of the aerial photographic record. From the 1940 aerial to current day, the wetland has remained a forested habitat. The farming modifications to fields surrounding the wetland have included orange groves and row crops. A ditch connection to the irrigation system was created in 1965 and remains. The moat-shaped ditching surrounding the wetland has reduced the overall size of the remaining wetland. Pond 5 (on the east side) was created in 2015 from a dry remnant of the early wetland on east side. The FWD in 2018 is what defines the existing wetland area. This is smaller than the extent of the wetland in 1940.
4	0.80	Wetland 4 (0.80 acres) is classified by NWI as PEM1Cd (Palustrine Emergent, Persistent, semi permanently flooded and partially drained/ditched) and has the FLUCCS code of 640. The NWI mapping of this wetland has an area of 1.08 acres. The approved 2018 FWD size is 0.80 acre. In a 1940 aerial photograph the area is more rounded than present day and appears to be either forest or scrub shrub habitat. In 1965 it was ditched and drained to the south. A 1975 aerial shows the surrounding fields were orange groves until 2006 when the orange groves to the west are destroyed as well as all trees in the wetland. In 2009, the ditch that drained the wetland was moved to the east side as a moat ditch feature that consistently drains the wetland. The west side fields were returned to row crops in 2018. The wetland is more rectangular and smaller than the historic extent.
5	4.59	Wetland 5 is mapped in NWI as PFO1Fd and as open water PUBHd (Palustrine, Unconsolidated Bottom, Permanently Flooded, ditched/draind). This wetland includes both the FLUCCS wetland codes (630 and 640). Field review of the area indicates that the previously open water component is now primarily emergent and scrub/shrub habitat that is better classified as PEM1/PSS1E (Palustrine, emergent, persistent and broad-leaved scrub-shrub, seasonally flooded/saturated). Aerial photography from 1940 indicates that the southern portion of the area does remain flooded for extended periods, but has an emergent aspect at the northern extent. A single ditch is visible in a 1970 aerial. The ditch connects Wetland 5 and Wetland 6. A smaller conveyance connects Wetland 5 to the Buffalo Canal (south). By 1991, Wetland 5 was reduced and contained within moat ditching that remains to the present. This removed the flooding component from the wetland. Field review found that the trees in the wetland do have some pine and oak in the center of the wetland with a wide band of shrub to sapling age Brazilian pepper along all of the boundaries of the moat ditch. Water is at or near the surface, but is not very deep.

Wetland #	Size (acre)	Description
6	9.30	Similar to Wetland 5, this wetland has aspects of both the FLUCCS codes (630, 640). The NWI Classifications are PFO1/PSS1F (Palustrine forested and scrub shrub broadleaved deciduous, semi-permanently flooded) and PEM1Fd (Palustrine Emergent, persistent, semi-permanently flooded and ditched) and has water at or near the surface for most of the year. There is also a large amount of Brazilian Pepper on the inside top of bank for the moat ring ditches. The wetland extent has shrunk from the NWI mapped wetland area.
8	0.28	Wetland 8 is mapped as a NWI forested wetland (PFO1Fd). Field review of the property found that wetland 8 is a small isolated wet area within a Live Oak Forest feature. This forested remnant discharges into the farm ditch system in the northeast corner of the Project boundary.

2.0 Wildlife and Listed Species

On-site fieldwork to determine species presence or signs of species use (direct observation, tracks, scat, burrows, nests, etc.) consisted of traversing a majority of each habitat type on the site. The required equipment and general methodology for wildlife and habitat surveys has been developed for WRA scientists (**Appendix A**).

On the February 7, 9-11, 2021 habitat assessments of approximately 30% of each habitat type were conducted by WRA environmental scientists to determine the presence, or potential occurrence, of protected wildlife species (**Appendix B**). Qualified Environmental Scientists from WRA conducted meandering vehicle and pedestrian transects throughout each vegetative community (**Exhibit 7 – Field Survey Transects**).

In addition to field equipment, the Scientists also had prepared prior to deployment by referencing regional wildlife occurrence and consultation information as well as aerial photographic maps to allow for understanding habitat changes and potential areas of specific protected species presence or activity (**Exhibit 8 – Regional Species**).

The project is within the consultation area for the Florida Scrub Jay and within the 15-mile Core Foraging Area (CFA) for the Wood stork (nesting location – Ayers Dot Dash) and within a 15-mile radius of 7 Wading bird nesting areas. The wetland areas on the property could potentially attract Wood stork or the various protected wading birds.

All listed species derived from the species lists and regulatory agency analysis were considered. The main species searched for on the property were:

- Gopher tortoise,
- Eastern indigo snake (*Drymarchon corais couperi*),
- Bald eagle (*Haliaeetus leucocephalus*),
- Florida sandhill crane (*Grus canadensis*),
- Southeastern American kestrel (*Falco sparverius paulus*),

- Florida scrub jay (*Aphelocoma coerulescens*),
- Wood stork (*Mycteria americana*), and
- Wading birds.

2.1 Analysis of Potential Impact to Listed Species

This Project does not require a Clean Water Act, Section 404 permit due to the isolated nature of the wetlands and because the ponds and ditches on the site were created in uplands, which are excluded from regulation under the Navigable Waters Protection Rule (2020). As such, the Phase 1 Project is not expected to have a Federal Nexus that would involve the USFWS.

WRA has adopted similar Determination of Effect (DOE) terminology as that used by USFWS to provide a clearer understanding of the potential Project impacts to individual species, both state and federally protected. The DOE used in this report is based on the expertise and scientific judgement of the Environmental Scientists who completed the site survey.

The WRA DOE to listed species has been assigned based on desktop analysis and field verification of available habitat (**Table 5**). Following the table, each species is discussed individually and the DOE for each is provided based on explained criteria. Where applicable, species management or training requirements are also recommended for the Project.

Table 5: WRA Determination of Effect (DOE) Definitions

WRA DOE	Definition
No effect	The proposed action will not affect a listed species or its habitat, typically due to a lack of suitable on-site habitat. No follow-up surveys for these species are recommended as necessary.
May affect, not likely to adversely affect (MANLAA)	The proposed action effects on listed species are expected to be discountable, insignificant, or completely beneficial. A pre-construction survey may be required to document species absence, to ensure minimization efforts are implemented (if present), or to permit the relocation of gopher tortoises through the FWC.
May affect	The appropriate conclusion when a proposed action may pose any effects on listed species or designated critical habitat. Further coordination with the state or federal agency may be required to mitigate the project's effect on a listed species.
Jeopardy	The appropriate conclusion when a proposed action would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The Eastern indigo snake (EIS) is listed by the USFWS as Threatened and by FFWCC as Federally-designated Threatened. This species is known to occupy a wide variety of habitats including pine flatwoods, hardwood forests and forested wetlands, as well as wet and dry prairies. Although this species seems to be strongly associated with upland/dry and well-drained soils, it also frequents streams and swamps. In drier communities where habitat use coincides, EIS will

occasionally use gopher tortoise burrows for shelter. No EIS were observed during the WRA field assessments. No Gopher tortoise burrows were found in any of the transects performed (**Exhibit 7**).

The Construction Contractor will adopt and post the USFWS Standard Protection Measures (SPM) for the EIS. This would require educating the construction personnel and posting informational signs on the construction site for personnel reference. It needs to be understood that even though the guidance is not required, should accidental mortality of EIS occur, the USFWS will exert jurisdiction and require compliance with Federal regulations for this species.

With the adoption of the SPM and the lack of suitable habitat the WRA DOE for this species will be **No Effect**.

Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is listed as Threatened by FFWCC and as a Candidate for Listing by the USFWS. The gopher tortoise occurs in sandhill (pine-turkey oak associations), sand pine scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes and mixed hardwood pine communities. These burrows are known to serve as refugia to many species, including Eastern indigo snake, Burrowing owl, Florida mouse, and the Florida pine snake (*Pituophis melanoleucus*).

Based on the desktop data review (literature review and database search), gopher tortoise habitat was identified within the Cropland and Pastureland land uses (**Exhibit 9 Potential Habitat for Listed Species**). During the February field reviews, no gopher tortoise burrows were identified.

The project contains marginal gopher tortoise habitat (low water table areas, forested canopy, minimal cover of grasses and forbs). Although no gopher tortoise burrows were observed during field reviews, it is anticipated that the proposed Project May Affect, Not Likely to Adversely Affect (**MANLAA**) the gopher tortoise.

A 100% pre-construction survey for Gopher tortoise is recommended in order to reduce the potential for delay should Gopher tortoise be found within the construction zone during Project activities.

Bald Eagle (*Haliaeetus leucocephalus*)

The Bald eagle was delisted by USFWS and FFWCC in August 2007 as a result of positive recovery of the species. Although the Bald eagle was delisted, it continues to be protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

The FFWCC database of historic and contemporary Bald eagle nests identified three documented nest sites within a one (1) mile radius of the project. The closest nest to the Project is Nest ID MN029 which is located 0.6 miles west. Nests MN 054 and MN019 are both nearly 1 mile from the nearest project boundary.

WRA has conducted multiple surveys from the ground and using a UAV (unmanned aerial vehicle) to attempt to locate the nest and has been unsuccessful. Nest MN029 is no longer in the location indicated in the FWC database. Nest MN054 is located southeast of the Project and was confirmed as active during the WRA survey. MN019 was last found to be active in 2007.

Federal and state guidelines for the Bald eagle require that certain activities may be conducted outside a 660-foot radius distance outward from a nest tree (USFWS 2007). Per the 2007 USFWS Bald Eagle Monitoring Guidelines, monitoring of the active nest is required if construction activities are to take place within the 660-foot radius during the nesting season (October 1 – May 15). An updated bald eagle survey may be performed prior to construction.

Two bald eagles were observed foraging on-site during the site inspection. Forested areas within and immediately adjacent to the project area were visually inspected for the presence of a bald eagle nest. On February 11, 2021, a FAA-licensed UAV pilot used a drone to survey for bald eagle nests in these areas. No bald eagle nests were identified on-site during this survey. Nest MN054 is located approximately 1-mile from the Project and WRA confirmed that nest to be active. It is likely that the 2 bald eagles observed on-site are the nesting pair from MN054.

Based on the findings in the desktop analysis combined with the onsite conditions observed during the site assessment, the proposed Project is determined to have **No Effect** on this species.

Southeastern American Kestrel (*Falco sparverius paulus*)

The Southeastern American kestrel (SEAK) is considered a state-designated, Threatened species within the state of Florida. Currently, the species is not listed federally. The preferred habitat for the kestrel includes open woodlands, sandhill communities, fire-maintained savannah pines and several alternative habitats such as pastures and open fields located in residential areas. Within these habitat types, the kestrels will nest inside tree cavities already excavated and created by woodpeckers.

While conducting the onsite assessment, several American kestrel individuals were observed (**Exhibit 9**). However, since the survey occurred outside of the breeding season (mid-March to early June), it cannot be determined if these were the southeastern subspecies of American kestrel. The Project site does display several community types favorable to the kestrel, specifically the cropland and pastureland areas. The site also has some, dead trees (for cavity/nest creation) typically known to shelter kestrels.

Prior to construction and between April and August, WRA recommends using the survey methodology provided in FFWCC Species Conservation Measures and Permitting Guidelines for the Southeastern American Kestrel (December 2020). This consists of a 3-day survey, using a combination of vehicular and pedestrian survey transects to inspect the site for the presence of a SEAK or a potential SEAK nesting cavity. A potential SEAK nesting cavity is a hole found in a tree or artificial structure (such as a telephone pole) that is large enough for a SEAK to enter into it and construct a nest. SEAK nesting cavities are typically constructed by woodpeckers and taken over by SEAKs. If potential nesting cavities are found, they would be inspected one time with a camera to look for nesting materials which would suggest that nesting activities have occurred. If there are no potential SEAK nesting cavities observed or if potential nesting cavities are inspected and no evidence of nesting is present, the surveyor would prepare a report summarizing the results and no further action is required.

If SEAKs are observed on the site, but no potential nesting cavity is observed, then the site contractor should take precaution to avoid causing injury or death to the kestrel during construction.

If a potential nesting cavity is observed, but no SEAK individuals are observed, it is assumed that the potential nest is not being used by SEAK and no further action is required.

If SEAK potential nesting cavity and an individual SEAK are observed, the nest tree (or structure) should be considered inactive and surveyed again during the nesting season (March 1st to July 15th) to determine if they are being actively used by a SEAK. If there are active nests, a 500-foot buffer around the nest is required until the nest is no longer active.

Inactive SEAK nests and their structures may be removed by obtaining a migratory bird nest removal permit from the FFWCC. Based on the current onsite conditions and the data retrieved during the desktop analysis and field review the proposed Project DOE is **MANLAA** for the Southeastern American kestrel.

Florida Sandhill Crane (*Grus canadensis*)

The Florida sandhill crane is listed as threatened by FFWCC. The Florida sandhill crane is commonly found in wet prairies, marshy lake regions, low-lying pastures (including improved pastures), and shallow water open areas. Nesting occurs in marshy depressional ponds vegetated by pickerelweed, arrowhead, fire flag, Maidencane, and other herbaceous vegetation. Nesting usually begins in January and may extend through August. In Central and Southwest Florida, the average egg-laying date is usually between February 22 and March 3 and incubation lasts for 29-31 days.

Florida sandhill cranes were observed foraging on the Project during the February field review. Due to potential habitat and the presence of the species within the Project, a survey should be conducted prior to construction in the freshwater marsh systems to determine presence of Sandhill nests and take measures to protect them (**Exhibit 9**). Florida Sandhill Cranes are afforded the following protective measures during the nesting season: If an active nest is identified, a 400-foot buffer around the nest during construction to ensure no adverse impacts occur to the nest.

Based on the findings presented within the desktop analysis combined with the onsite conditions observed during the site assessment, the proposed Project DOE is **MANLAA** for the Florida sandhill crane.

Wood Stork (*Mycteria americana*)

The wood stork is classified as a threatened species by the USFWS and a Federally- designated Threatened species by FFWCC. Research of the separate agency databases identified no documented or active nest sites within a one (1) mile radius of the project. There is one (1) wood stork colony within 15 miles of the project (Ayers Point Dot Dash) which is located 6.2 miles southwest of the Project.

Using field results and agency guidance, the Project DOE is **MANLAA** for Wood stork. Without a Federal Nexus, the USFWS cannot exert Jurisdiction for this project, however. The field review and a representation of the current planned development on the site indicate that there will be

minor impacts to suitable foraging habitat coming from modifications to wetland habitat (**Appendix C**). However, with the addition of numerous small lakes in the development and the creation of approximately 100 acres of Flood Plain Compensation area, any impacts to SFH will be offset by new features.

Wading Birds

Listed wading birds protected under the federal and state ESA that were considered in this study include the Reddish egret (*Egretta rufescens*), Snowy egret (*Egretta caerulea*), Little blue heron (*Egretta caerulea*), Tricolored heron (*Egretta tricolor*), White ibis (*Eudocimus albus*), and roseate spoonbill (*Platalea ajaja*). The site does contain wading bird nesting and foraging habitat. The closest active wading bird rookery is Atlas number 615332 which is located approximately 4.83 miles east of the Project. During the February 2021 site visit, wading birds were observed, however no wading bird nests were observed. The proposed Project DOE is **MANLAA** for wading birds.

Prior to construction, an updated nesting survey conducted during the breeding season (March to August) may be required to determine if listed wading birds are nesting within project wetlands. If nesting is identified, further coordination with FFWCC may be required and per the Imperiled Species Management plan for wading birds, the project may be required to maintain a 328-foot buffer around the nest.

Listed Plants

Chapter 5B-40 of the Florida Administrative Code (FAC) provides the state regulation regarding the preservation of native flora of Florida. Specifically, as outlined in this chapter, “the purpose of this rule chapter is to preserve Florida’s endangered, threatened, and commercially exploited plants, and to encourage propagation of plant species through the Endangered and Threatened Native Flora Conservation Grants Program.”

WRA staff used the FNAI species tracker and the Biodiversity Matrix to identify listed flora species known to occur in Manatee County, Florida (**Appendix B**) and used the “Notes on Florida’s Endangered and Threatened Plants” and The Atlas of Florida Vascular Plants (<http://www.plantatlas.usf.edu>) as guides for identifying listed plants within the pedestrian survey. There were no listed plants identified during the survey.

2.2 Recommendations

- WRA recommends that the Construction Contractor adopt and post the USFWS Standard Protection Measures (SPM) for the Eastern Indigo Snake.
- WRA recommends that a 100% Gopher Tortoise Survey be conducted prior to construction.
- A SEAK survey based on FFWCC methodology should be performed prior to construction, between the months of April and August.
- A survey for Florida sandhill crane should be conducted prior to construction in the freshwater marsh systems to determine nest presence and take measures to protect all nests.
- For Wading birds, a nesting survey should be conducted during the breeding season (March to August). If nesting within project wetlands is found, establish the required 328-foot protection buffer prior to construction.

3.0 Wetland Impacts

Wetlands

Plan drawings for the Parrish Lakes Planned Mixed Use Development – Phase 1 do not indicate any wetland impacts. Impacts will be limited to the OSW described in Section 2. Changes to the ditches will not be jurisdictional and will not require mitigation.

3.1 Manatee County Wetland Impact Criteria

§ 706.4. Application for Wetland Impacts.

A. **Wetland Impact Study.** The applicant shall submit a Wetland Impact Study to the County for approval prior to commencement of any development activity within wetlands not expressly exempted in this Chapter. The request to develop within a wetland or wetland buffer shall be made in conjunction with, or as a component of, the related development approval for the entire site, such that it can be reviewed and approved by the approving authority (Department Director, Hearing Officer or Board) reviewing the proposed development.

This document meets the County requirement for a Wetland Impact study. See below.

B. **Information Required.** The Wetland Impact Study shall include an impact avoidance and minimization analysis that demonstrates the necessity of the impact. Specific information required to be included in the Wetland Impact Study is detailed in the Administrative Procedures, but at minimum the Study shall include the following information:

1. Onsite *wetlands* shall be evaluated based on size and *wetland* function and scored in accordance with UMAM including UMAM score sheets for each *wetland* within the project boundaries;

There are no wetland impacts and a 30-foot buffer exists around each existing wetland area. No mitigation is required. No UMAM scores are necessary.

2. A statement describing the necessity of the proposed impact;

The Phase 1 Parrish Lakes Planned Mixed Use Development will provide needed residential spaces in a fast-growing county. The development will stimulate the economic growth of this section of Manatee County. This project will also provide multi-family residences in close proximity to existing infrastructure and commercial/retail development.

3. Examples of designs considered that would not require the impact or that demonstrate how the impacts have been minimized;

During the design of Phase 1, the existing Formal Jurisdiction Determination of wetlands was examined to avoid wetland impacts. Further refinement of the design added at least a 30-foot buffer between the upper limit of the wetland and any construction related impacts.

A statement of how any proposed impacts satisfy the requirements of Section 706.5, including:

- a. A statement of how the impacted *wetland* meets the definition of Non-Viable *Wetland* set forth in this Code, pursuant to Section 706.5.A;

No wetlands will be impacted in Phase 1 of this development.

A statement of how avoiding the impact would prevent a reasonable development of the land, including consideration of whether the *wetland* to be impacted is within the boundaries of a Development of Regional Impact (DRI) and a consideration of the uses permitted within the boundaries of the DRI as a whole, pursuant to Section 706.5.B; or

N/A

- b. A statement of how the impact is a result of an overriding public benefit. The applicant shall submit documentation to support the conclusion that the overriding public benefit would provide a direct public benefit in excess of the detriments suffered by the public resulting from the loss of the *wetland* functions and values, pursuant to Section 706.5.C;

N/A

Proximity of the land to adjacent urban land uses; and

Existing land uses are described in Section 2.1 above. Exhibit 4 provides all land uses within the Project boundaries.

4. Degree of disturbance or invasion by exotic plant species within the wetland.

Several existing wetland areas on the property have components of Brazilian pepper, particularly at the ditched edge of wetland areas. There is also Brazilian pepper associated with the forested upland areas within the subcanopy.

§ 706.5. Criteria for Approval of Wetlands Impacts.

Development in a wetland or wetland buffer may be approved if and only if it meets the criteria set forth in this subsection, as determined by the Board, hearing officer or Director, as the case may be.

- A. Impacts to Non-Viable Wetlands.** In accordance with Objective 3.3.1 of the Comprehensive Plan, an applicant seeking to impact a non-viable *wetland*, as defined in Chapter 2, which is completely contained within the project boundaries shall not be required to demonstrate avoidance and minimization. Impacts shall require authorization by the appropriate State and Federal regulatory authorities and *wetland* mitigation shall be provided in accordance with this Section.

Phase 1 of this project will not impact wetlands.

B. Impacts to Wetlands. No Practical Alternative. In order to receive approval for development in a wetland (other than a non-viable wetland exempted pursuant to subsection A, above) or wetland buffer thereto on the basis that no practical alternative exists, a Wetlands Impact Study shall demonstrate that:

1. The applicant will be unable to make reasonable use of the property unless the proposed impact is approved; and

N/A

2. The applicant could not have reasonably foreseen, through the exercise of due diligence, that the development potential of the property in question is limited as a result of the requirement to avoid impacts to wetlands or wetland buffers in accordance with this section. In making such determination, the reasonable use of the property in question shall be considered in light of:

- a. The history and surrounding area of the property;

N/A

- b. Any development orders applicable to the property, including but not limited to development orders for Developments of Regional Impact (DRI); and

N/A

- c. The development potential of the property if all wetland impacts were avoided. Reasonable use does not necessarily equate to the highest and best potential use under the Comprehensive Plan or this Code, nor does it equate to the highest density or intensity, as long as an applicant may achieve some reasonable level of development potential while avoiding wetlands impacts. Connections between uplands otherwise developable or developed for utilities and/or access, or impacts consistent with an alternative site analysis, shall be considered as a reasonable use of the property satisfying the no practical alternative test even though the need to impact the wetland may have been foreseeable.

N/A

C. Impacts to Wetlands, Overriding Public Benefit. An applicant may receive approval for impact of a wetland or development in a wetland buffer thereto, on the basis that the applicant will provide an overriding public benefit if the Applicant in addition to providing the wetland mitigation required pursuant to this Section, demonstrates one or more of the following:

1. The conditions of the development approval will provide for the donation of significant lands that are otherwise unencumbered that will result in a net environmental gain (or a commensurate monetary contribution earmarked for such purpose);

N/A

2. The impact to the wetland is included as part of an Ecosystems Management Plan and the conditions of the development approval will provide for significant additional preservation, enhancement or restoration of native habitats that will result in a net environmental gain (or a commensurate monetary contribution earmarked for such purpose);

N/A

3. If not impacted, the wetland will not survive as a functioning wetland, or will deteriorate to a Non-Viable Wetland, as a result of its proximity to development; and/or

N/A

4. Any overriding public purpose of the project to provide significant local, state or federal public infrastructure.

N/A

Mitigation

There will be no wetland impacts associated with the Phase 1 development. Impacts to OSW will not require mitigation for Manatee County.

There are two OSWs greater than 1 acre which will require mitigation from SWFWMD.

The impact UMAMs are provided on the attached **Appendix C. UMAM Forms** and mitigation will be provided at the Tampa Bay Mitigation Bank.

Elimination and Reduction of Impacts

Throughout the design of Phase 1 wetland impacts have been avoided.

Secondary and Cumulative Impacts

Secondary Impacts

There are no wetland impacts that will result from the Phase 1 development. Design considerations have included a 30-foot buffer around each of the wetland areas. Thus, secondary impacts have been avoided. Perimeter silt fence will be installed to prevent sedimentation downstream.

Cumulative Impacts

There are no wetland impacts and OSW impacts do not require mitigation by Manatee County. OSW impacts that require SWFWMD mitigation will be mitigated within the Tampa Bay Drainage Basin at the Tampa Bay Mitigation Bank. Therefore, there are no cumulative wetland impacts associated with this project.

Water Quality

Water quality will not be adversely affected by the proposed Project. The proposed Project, in combination with past, present and future activities, is not anticipated to result in a violation of state water quality standards. The treatment of storm water runoff associated with impervious

surfaces will be designed so that the runoff meets water quality standards and does not degrade ambient water quality in accordance with the SWFWMD Permit and other state rules.

4.0 Public Interest Criteria

It is anticipated that the project will not cause any adverse effects to human health, safety, welfare or property of others.

Health, Safety and Welfare

The purpose of the Project is to construct a residential community on previously agricultural lands. The Project area is within a part of Manatee County that has had continued development since at least 1995. A professionally licensed engineer in the State of Florida has designed the proposed project using acceptable engineering practices. It is not anticipated that any hazardous, radioactive or solid waste material(s) is present onsite, or will be encountered during construction. In the event these materials are discovered during the developmental phase, construction will cease immediately and the appropriate authorities will be contacted for further guidance and direction. The Project's construction activities are not anticipated to affect the flow of water, and therefore, no alteration to the safety or welfare of the surrounding properties, both upstream and/or downstream, is to occur.

Conservation of Fish and Wildlife

While there are species that have a potential for impact, best scientific judgement of WRA Scientists recommend pre-construction surveys for species that are state or federally listed and known or observed in the proximity of the Project. Reference the Listed Species Section of this report for the species of concern.

Navigation/Flow of Water

The proposed project will have no impact on navigation or flow of natural systems. Sediment and erosion control BMPs will be installed, maintained and monitored throughout construction to ensure erosion and sedimentation does not occur as a result of the proposed Project.

Fishing, Recreational and Marine Productivity

The proposed Project will not adversely affect the fishing, recreational and/or marine productivity in the vicinity of the project. The proposed project is completely inland of any marine, estuarine or tidally influenced areas.

Temporary or Permanent in Nature

The proposed Project will be permanent in nature.

Historical and/or Archaeological Resources

The proposed Project is not anticipated to adversely affect historical and/or archaeological resources within the project and project vicinity. In the event that any historical and/or archaeological resources are discovered during construction, construction activities will cease

immediately and the appropriate resource and regulatory agencies, including the State Historical Preservation Office, will be contacted.

Current Condition and Relative Value of Functions

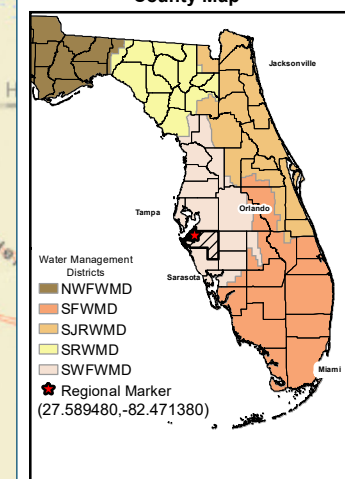
The proposed Project is not anticipated to adversely affect the current condition and/or relative value of functions currently being provided by the on-site wetland systems. The flow of water will be maintained throughout the construction of the Project. In addition, storm water runoff from the project will be captured and routed to appropriate treatment facilities prior to discharging back to the adjacent wetlands as described above. Currently there is little to no treatment of storm water in the Project areas.

Exhibit 1. Regional Location Map

 Regional Marker

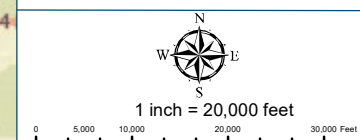
Exhibit 1: Regional Location Map

County Map



S: 22, 23, & 24 T: 33S R: 18E

Notes:
Project boundary obtained from WRA.
Streets basemap obtained from ESRI.



Project: Metro- Hawk- Parrish Lakes

Project Name: Parrish Lakes Phase 1

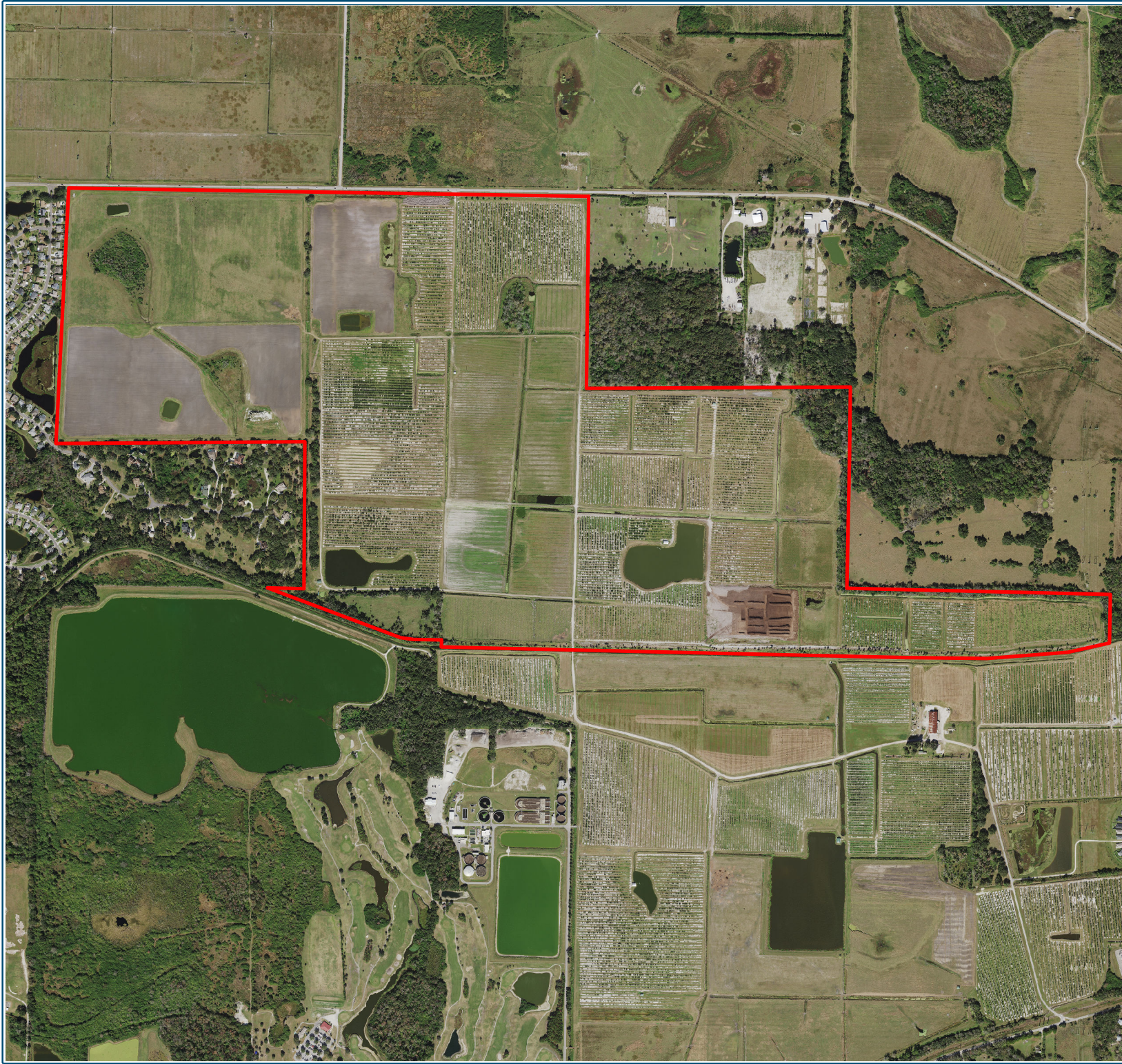
Manatee County, FL

File Name: Regional Location Map

Original Date: 5/10/2021

GIS Operator: R J	Job Number: 1062	Revision Date:
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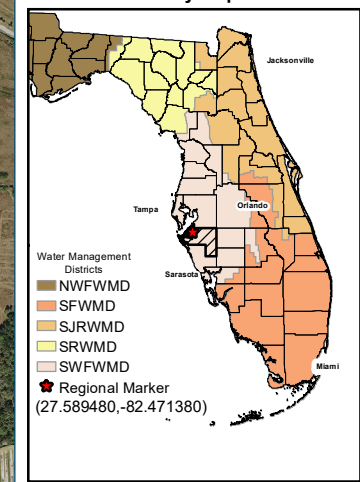
Exhibit 2. Aerial Location Map



Project Boundary (603.98 ac.)

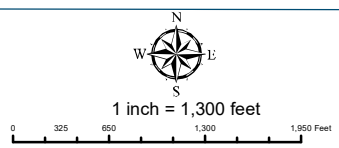
Exhibit 2: Aerial Location Map

County Map



S: 22, 23, & 24 T: 33S R: 18E

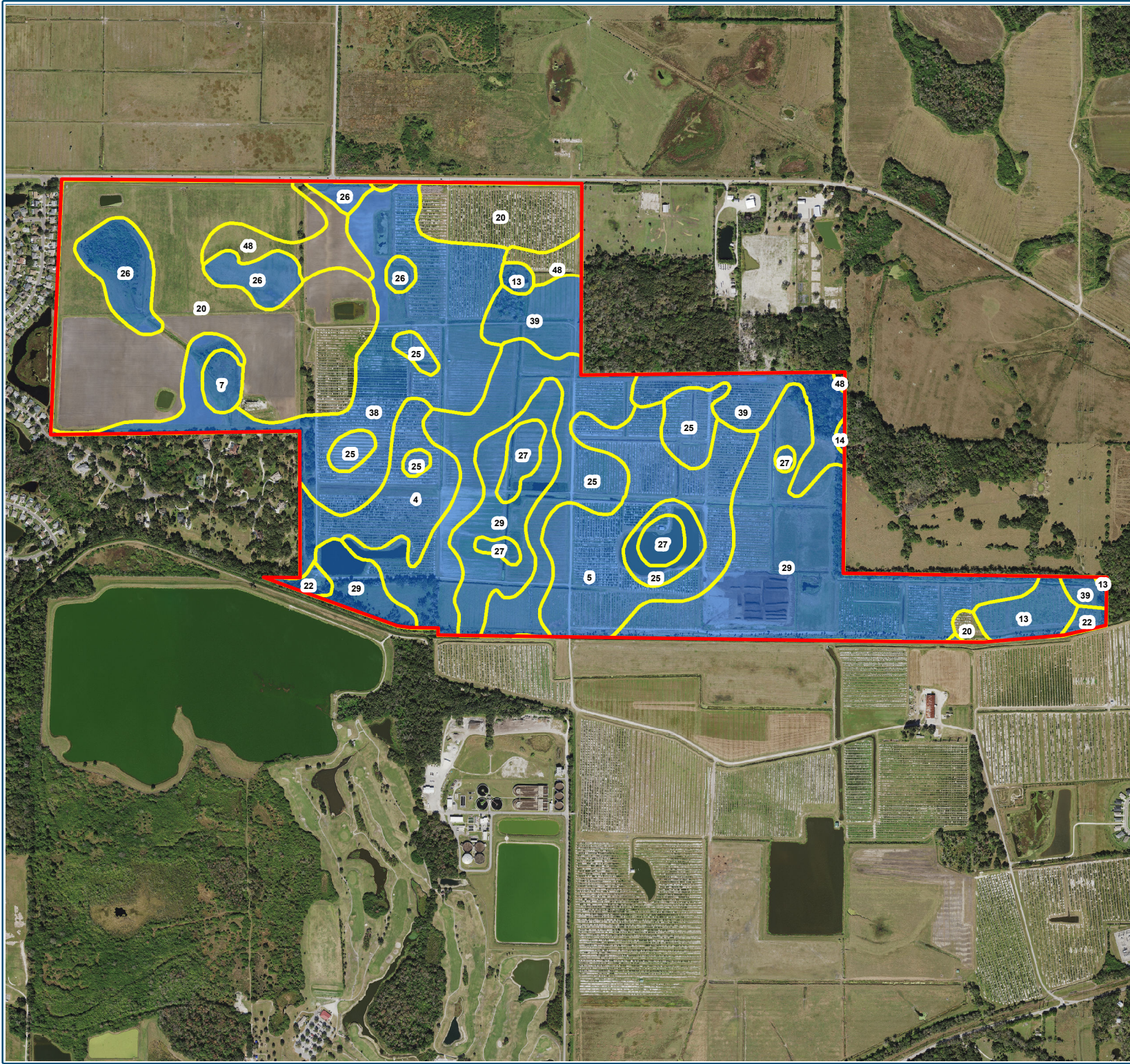
Notes:
Project boundary obtained from WRA.
2020 aeriels obtained from FDOT APLUS.



Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: 2020 Aerial Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

Exhibit 3. Soil Survey Map

Document Path: S:\-PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_ParrishLakes_Phase1_SoilMap.mxd



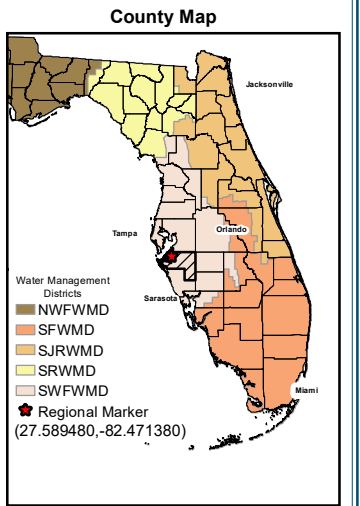


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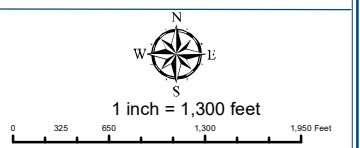
-  Project Boundary (603.98 ac.)
-  Hydric Soil (446.53 ac.)
-  Non-Hydric Soil (157.45 ac.)

Exhibit 3: Soil Survey Map



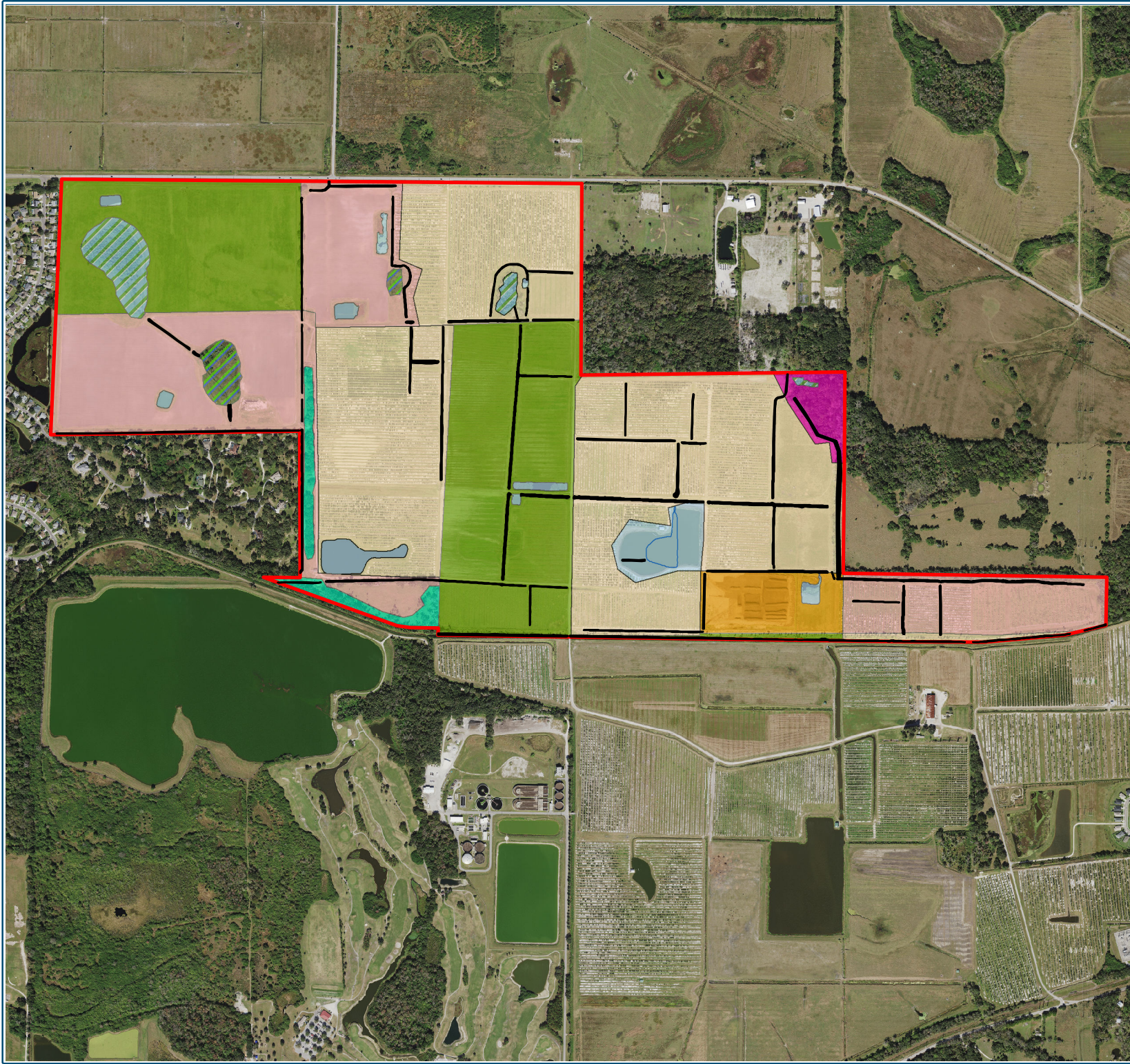
S: 22, 23, & 24 T: 33S R: 18E

Notes:
Project boundary obtained from WRA.
2020 aerials obtained from FDOT APLUS.
Soils obtained from NRCS/USDA data.



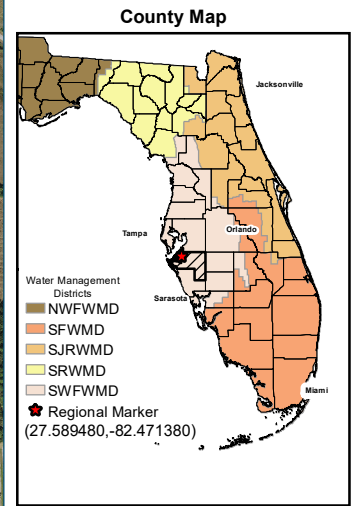
Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: Soil Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

Exhibit 4. FLUCCS Map



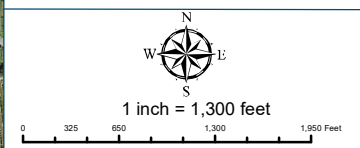
- Project Boundary (603.98 ac.)
- 211; Improved Pastures (149.93 ac.)
- 221; Citrus groves (235.10 ac.)
- 260; Other Open Lands (Mulch Piles) (18.06 ac.)
- 261; Fallow Crop Land (134.77 ac.)
- 423; Oak-Pine-Hickory (9.63 ac.)
- 427; Live Oak (7.97 ac.)
- 510; Streams and Waterways (Ditch) (12.34 ac.)
- 530; Reservoirs (Pond) (19.82 ac.)
- 630; Wetland Forested Mixed (10.97 ac.)
- 640; Vegetated Non-Forested Wetlands (5.39 ac.)

Exhibit 4: FLUCCS Map



S: 22, 23, & 24 T: 33S R: 18E

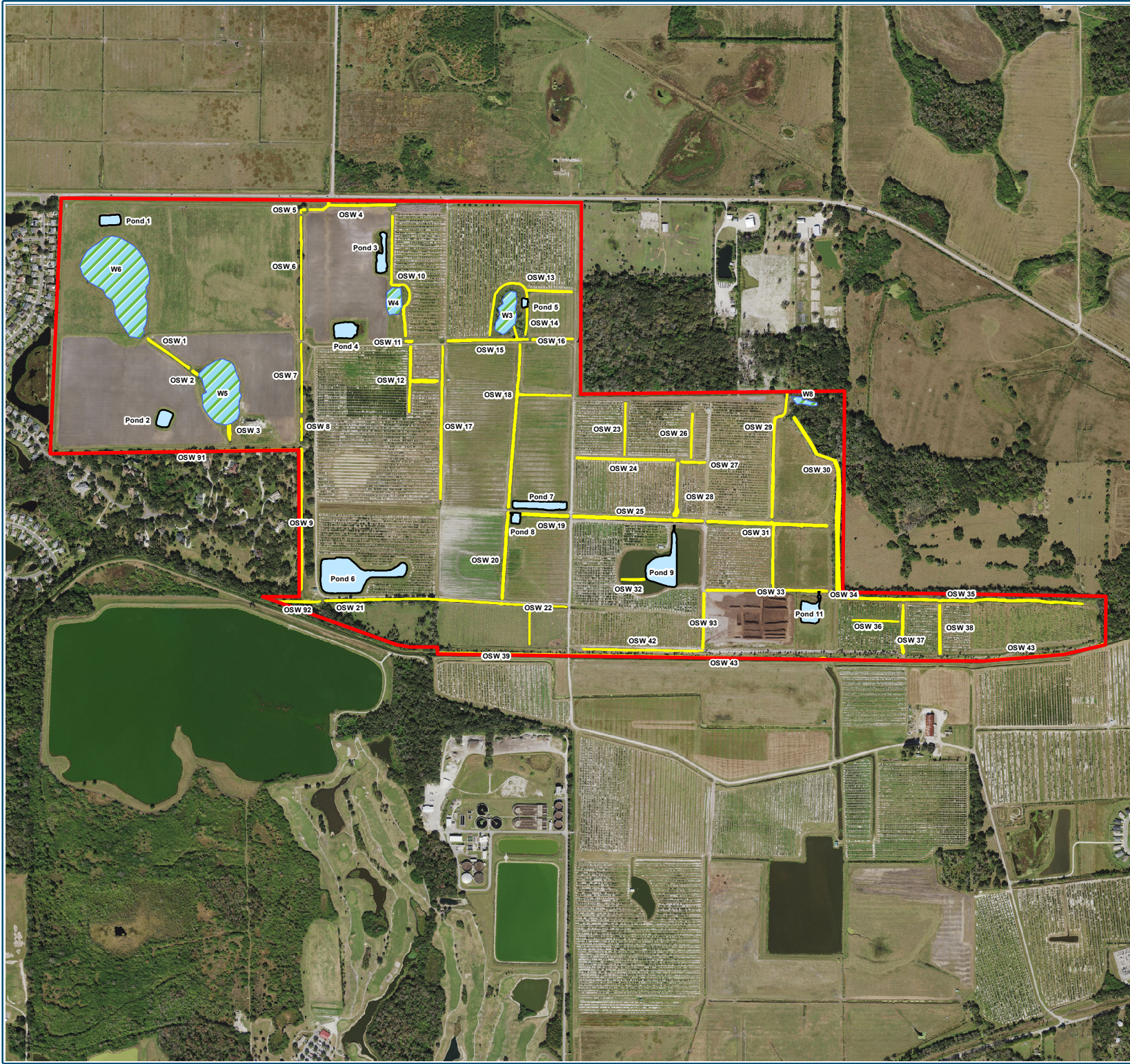
Notes:
Project boundary obtained from WRA.
2020 aerials obtained from FDOT APLUS.
FLUCCS determined by WRA,



Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: FLUCCS Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

Exhibit 5. 2018 SWFWMD Formal Wetland Determination

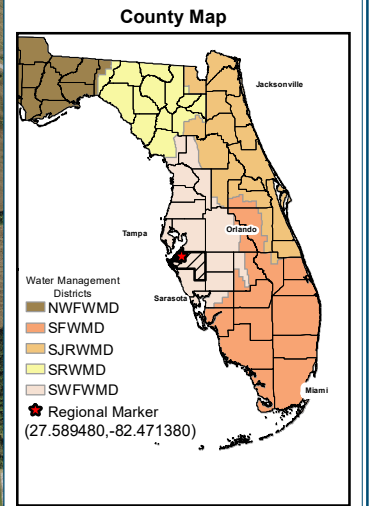
Document Path: S:\PROJECT FILES\2136 -Metro-Parrish Lakes PH 1 Master P\ENVIRONMENTAL\GIS\MXD\2021_5_10_ParrishLakes_Phase1_WetlandMap.mxd



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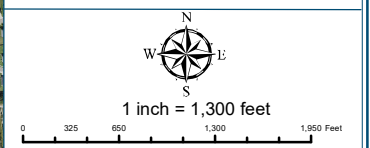
- █ Project Boundary (603.98 ac.)
- ▨ Wetland (16.36 ac.)
- ▨ Pond (17.56 ac.)
- ▨ OSW (12.34 ac.)

Exhibit 5: 2018 SWFWMD Formal Wetland Determination



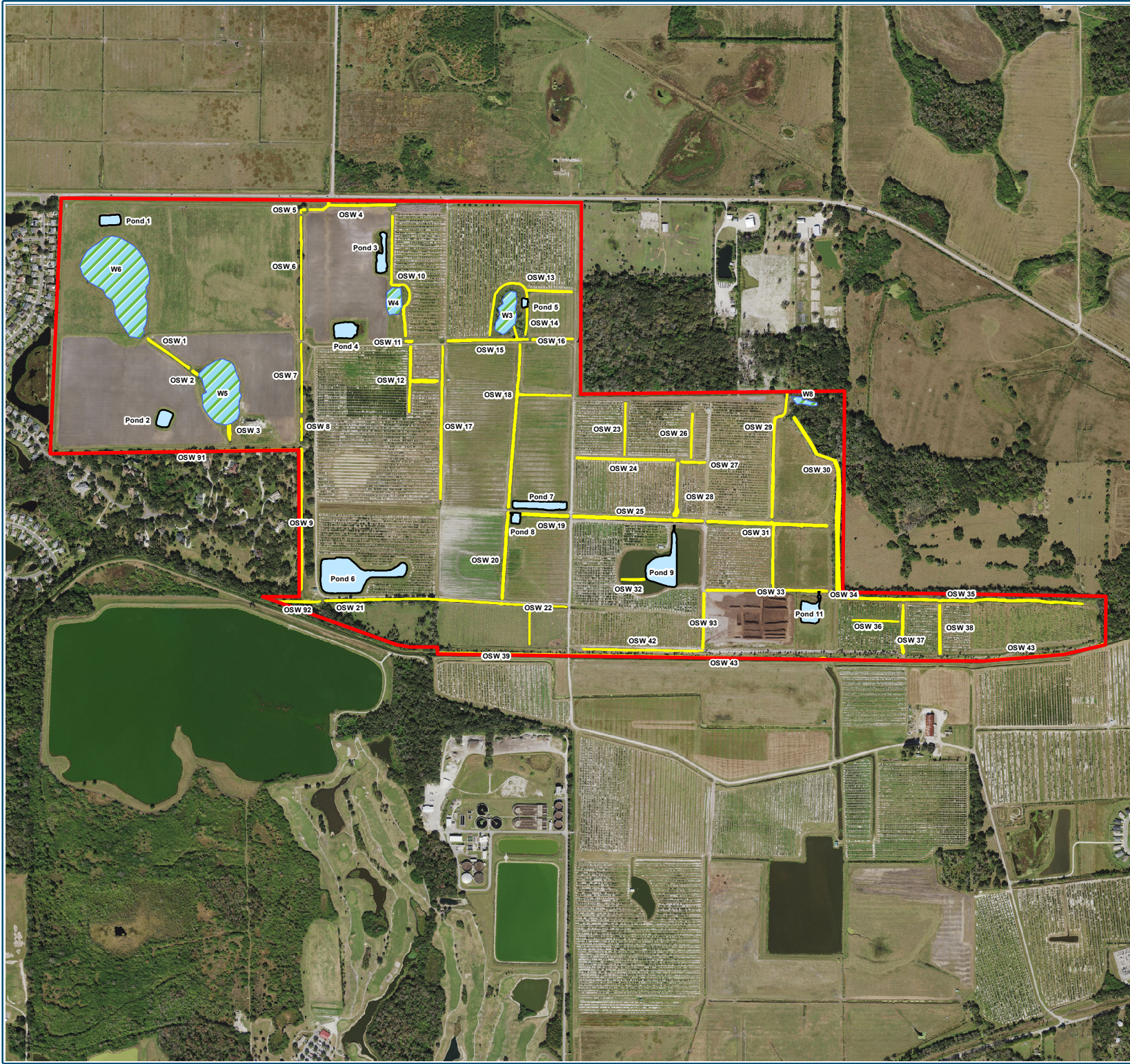
S: 22, 23, & 24 T: 33S R: 18E

Notes:
Project boundary obtained from WRA.
2020 aerials obtained from FDOT APLUS.
Approved SWFWMD Wetland lines.



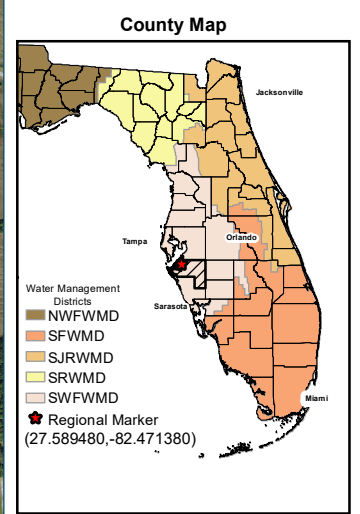
Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: Wetland Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

Exhibit 6. Phase 1 Wetlands and OSW



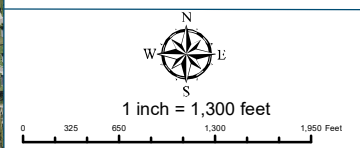
- Project Boundary (603.98 ac.)
- Wetland (16.36 ac.)
- Pond (17.56 ac.)
- OSW (12.34 ac.)

Exhibit 6: Phase 1 Wetlands and OSW



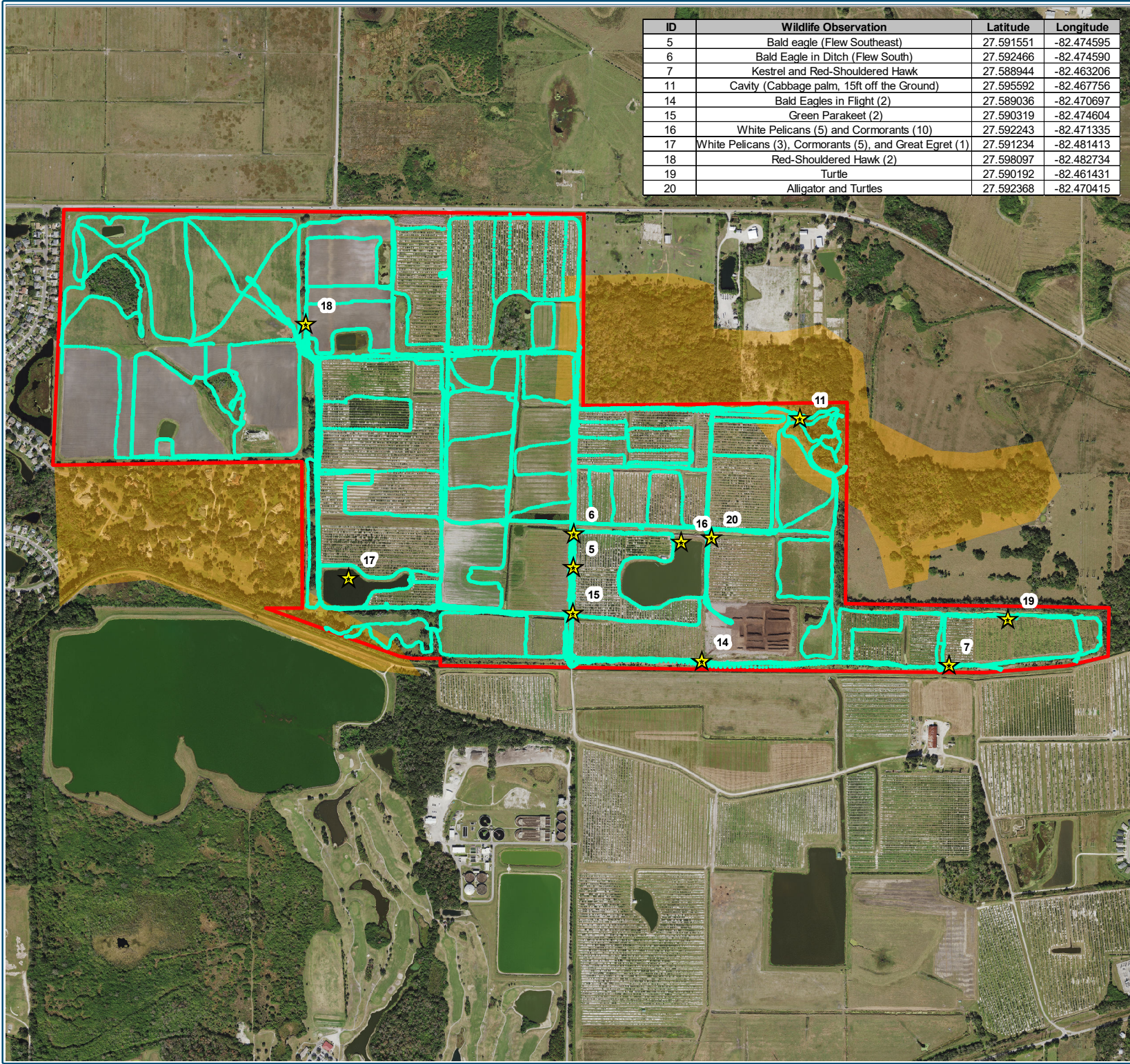
S: 22, 23, & 24 T: 33S R: 18E

Notes:
Project boundary obtained from WRA.
2020 aerials obtained from FDOT APLUS.
Approved SWFWMD Wetland lines.



Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: Wetland Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

Exhibit 7. Wildlife Survey Transects



ID	Wildlife Observation	Latitude	Longitude
5	Bald eagle (Flew Southeast)	27.591551	-82.474595
6	Bald Eagle in Ditch (Flew South)	27.592466	-82.474590
7	Kestrel and Red-Shouldered Hawk	27.588944	-82.463206
11	Cavity (Cabbage palm, 15ft off the Ground)	27.595592	-82.467756
14	Bald Eagles in Flight (2)	27.589036	-82.470697
15	Green Parakeet (2)	27.590319	-82.474604
16	White Pelicans (5) and Cormorants (10)	27.592243	-82.471335
17	White Pelicans (3), Cormorants (5), and Great Egret (1)	27.591234	-82.481413
18	Red-Shouldered Hawk (2)	27.598097	-82.482734
19	Turtle	27.590192	-82.461431
20	Alligator and Turtles	27.592368	-82.470415



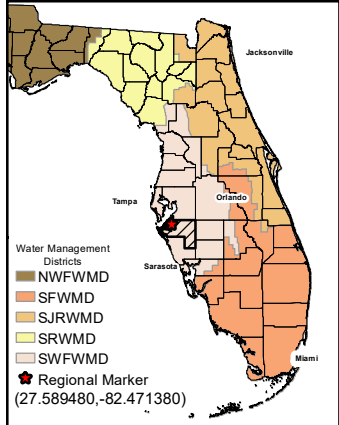
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-  Project Boundary (603.98 ac.)
-  UAV Survey Area
-  Survey Tracks
-  Wildlife Observations

Exhibit 7: Wildlife Survey Transects

County Map



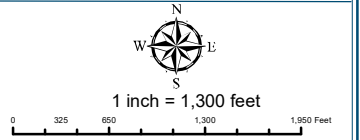
Water Management Districts

- NWFWMD
- SFWMD
- SJRWMD
- SRWMD
- SWFWMD

Regional Marker
(27.589480,-82.471380)

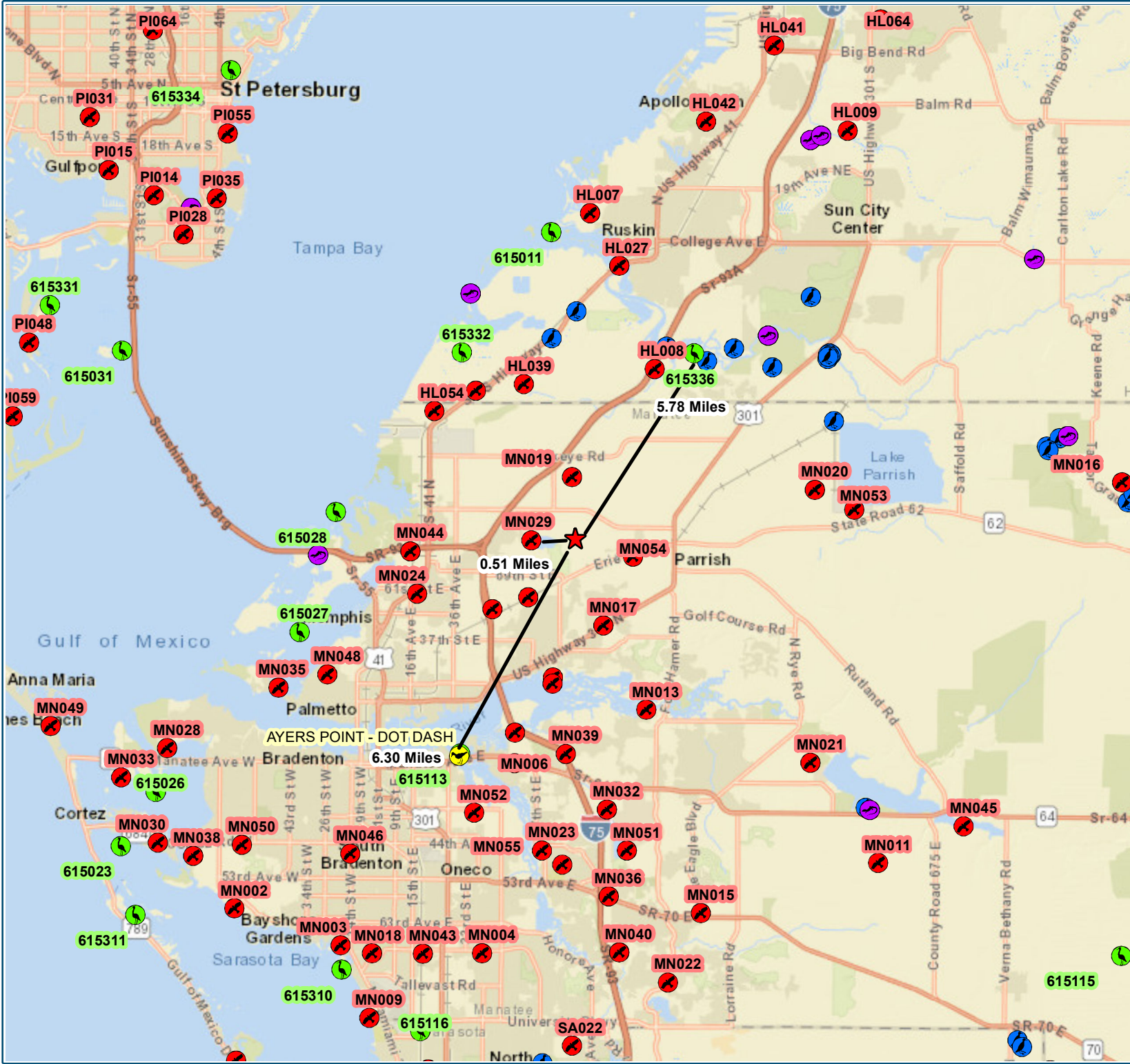
S: 22, 23, & 24 T: 33S R: 18E

Notes:
Project boundary obtained from WRA.
2020 aerials obtained from FDOT APLUS.
Surveyors: MM,CS,AA, and TN
Survey Dates: 2/7/2021,2/9/2021, 2/10/2021, & 2/11/2021
Wildlife observations are presented in the wildlife observation table.
UAV areas were surveyed and videoed using an Unmanned Aerial Vehicle (Drone).



Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: Listed Species Survey Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

Exhibit 8. Regional Wildlife Map

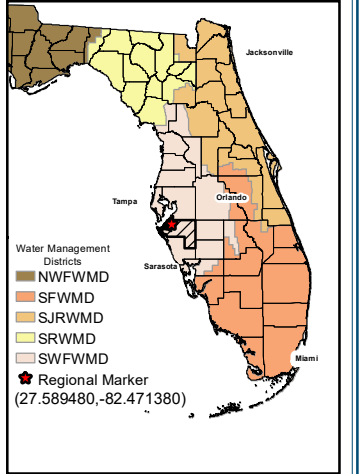




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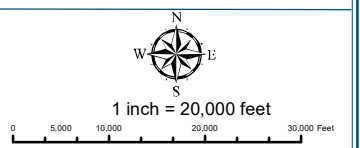
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- ★ Regional Marker
 - 🦉 Woodstork Nests
 - 🦅 Bald Eagle Nests
 - 🦢 Wading Bird Colonies
 - 🐍 Eastern Indigo Snake
 - 🦋 Scrub Jay
- Exhibit 8: Regional Wildlife Map**
County Map



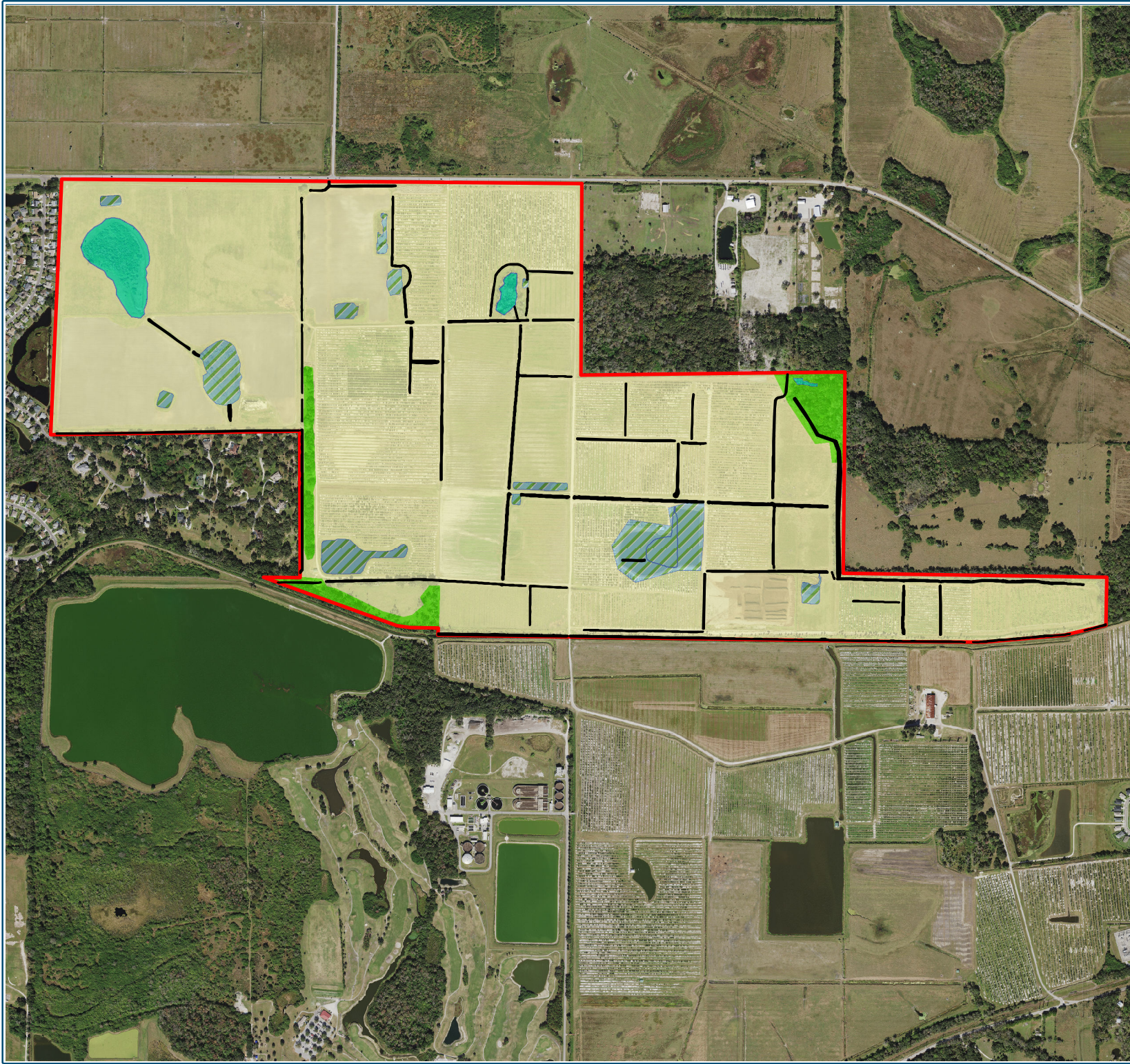
S: 22, 23, & 24 T: 33S R: 18E

Notes:
Background obtained from ESRI basemaps.
Project boundary created by WRA.
Wildlife layers obtained from FWC.
Project Lies within a Wood stork foraging area.
Project lies within USFWS consultation area for Florida Scrub Jay.



Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: Regional Wildlife Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

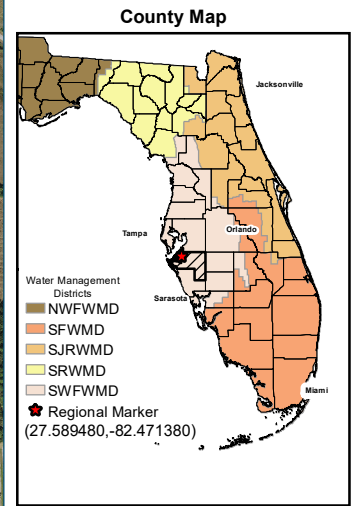
Exhibit 9. Potential Wildlife Habitat Map



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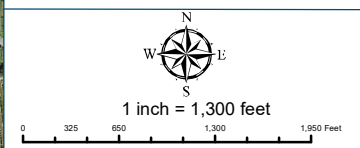
- Project Boundary (603.98 ac.)
- Bald Eagle (17.60 ac.)
- Kestrel and Gopher Tortoise (537.86 ac.)
- Wading Birds and Florida Sandhill Crane (25.21 ac.)
- Wading Birds and Wood Stork (10.97 ac.)
- Streams and Waterways (Ditch) (12.34 ac.)

Exhibit 9: Potential Wildlife Habitat Map



S: 22, 23, & 24 T: 33S R: 18E

Notes:
Project boundary obtained from WRA.
2020 aerials obtained from FDOT APLUS.
Potential habitat determined by WRA.



Project: Metro- Hawk- Parrish Lakes		
Project Name: Parrish Lakes Phase 1		
Manatee County, FL		
File Name: Potential Habitat Map		
Original Date: 5/10/2021		
GIS Operator: RJ	Job Number: 1963	Revision Date:

Appendix A

WRA Engineering

General Wildlife Survey Methodology (19-01)



Date: December 5, 2019

From: WRA Environmental Department

Subject: General Wildlife Survey Methodology (19-01)

Memorandum:

Introduction

The following methodology is implemented by WRA staff to identify whether a project site may be utilized by federal or state listed plant or wildlife species. The methodology is based on a review of pertinent, peer reviewed methods which includes: Modified Meandering Transect Methodology (Lee County)¹; Florida Monitoring Program: Transect Method for Surveying for Birds²; Florida Monitoring Program: Point Count Method to Survey Birds³ ; Screech Owl 101⁴ ; and the Standardized North American Marsh Bird Survey Protocol⁵ . The methodology will result in a recommendation of whether follow up species surveys will be required, either: an updated species-specific survey immediately prior to construction (Pre-Construction Survey) or a species-specific survey prior to/during permitting.

Equipment

The following equipment should be brought in the field to properly implement our General Wildlife Methodology.

Phone	External Battery	Flagging (pink for wetland, blue or orange/white for species)
Binoculars	Machete (or clippers)	Loop (for plant or soil identification)
Munsell book	ACOE datasheets	Field notebook
Trimble receiver (if available)	Soil shovel	Portable speaker
Field guides (plant, animal)	Camera	UAV (optional)
Screech owl digital call	NAMB survey digital calls	

Preparation

Before heading into the field, the following maps should be prepared and reviewed by field personnel:

- o Regional Location
- o Aerial
- o FLUCCS
- o Soils
- o Regional Wildlife

¹ <https://www.leegov.com/dcd/Documents/ES/protspec/ESSM.pdf>

² <https://edis.ifas.ufl.edu/uw164>

³ <https://edis.ifas.ufl.edu/uw140>

⁴ <http://www.naturephotographers.net/pm0101-1.html>

⁵ <https://ecos.fws.gov/ServCat/DownloadFile/45214?Reference=44474>



O Potential Wildlife Habitat

The purpose of these maps is for the field biologists to identify the type of habitats they should expect to encounter. Once the field biologists understand the types of habitat they may encounter, all field biologists should review the FNAI Species Tracker⁶ (specific to County) for wildlife and plants that have been known to occur in the Project's County. The field biologist should use this list to identify listed species that occur in the County and review the habitat requirements for each listed species. Listed species are defined as those plants or wildlife specifically protected by state or federal Endangered Species Acts. The field biologist should then determine where on-site habitat types have the potential to support each species. Additionally, the field biologist should review available resources (i.e. USF Atlas of Florida Plants⁷) to aid in the identification of listed plants.

Before starting field work, approximate transect locations should be marked on the FLUCCS map, so that a minimum of 30% of each habitat type is surveyed.

In addition, the field biologist should be aware of any designated critical upland or wetland habitat (as defined by federal, state or local government regulation) and/or vegetative communities and land uses with the potential to support listed species should be evaluated.

Field Methods

The field review will consist of two survey methods: Transects and Points. Upon arriving to the site, field staff should begin running a GPS tracker on their phone. We typically use GPX Tracker, but any phone application that provides a bread crumb trail of where you have gone, will suffice. A waterproof and shock proof case should be used to avoid damage to the phone during field work.

Transect Component

Transect Surveys: A transect consists of a person walking from point A to point B along a defined path. He or she counts the number of individual wildlife species seen and heard within a certain distance from their path (on both sides). In most cases, especially when gathering data to compare one transect to another, this distance from the path (transect width) should be consistent.

Field personnel should walk the approximate mapped transects to cover a minimum 30% of each habitat type. Transect should be leisurely walked and all wildlife observations should be noted. During the wildlife survey, there may be a discrepancy between the mapped FLUCCS and site conditions. When that occurs, the field staff should mark up the FLUCCS map with the existing site conditions and adjust survey transects, as needed, to ensure all habitat types are surveyed.

While walking transects, field biologists should be looking for (and note) presence of listed species (plants or wildlife); burrows; nests (tree nests or ground nests); cavities in natural or manmade structures; denning

Point Counts

⁶ <https://www.fnai.org/trackinglist.cfm>

⁷ <https://florida.plantatlas.usf.edu/>



Point Counts: A point count consists of standing in a specific location and counting wildlife. One counts the number of individual wildlife species within a circle of a certain radius. In most cases, especially when gathering data to compare one-point count to the next, radius size should be consistent.

During the survey, field personal should stop at a minimum of one point per habitat type and make observations of all wildlife observed within a 10-minute period. During the first two minutes, field biologists should play a recording of a screech owl which may induce mobbing behavior among nearby passerines. This will give more accurate results of wildlife occupying the site.

In addition, if the survey is being conducted during the Spring nesting season, all point survey locations within wetlands should utilize the North American Marsh Bird Survey Protocol (NAMB) to determine whether wetlands are being occupied by secretive, nesting marsh birds. The NAMB survey consists of a series of recorded marsh bird calls, which elicit a territorial response if the point is occupied by an actively nesting marsh bird.

Data Collection

During the survey, field staff should note: start and end times; weather conditions (temperature, cloud cover, wind); take photos (a minimum of one photo per habitat type) in Filio; make note of the vegetation within each habitat type; GPS locate any burrows (tortoise or mammal), tree/utility post cavities, nesting activity; and make note of all common wildlife species observed. All of this information should be provided in the final listed species report.

Reporting

WRA's listed species reports should include: Executive Summary, Existing Site Conditions, Soils, Vegetative and Community Types, Listed Species, Survey Results and Conclusion. The report should include all information collected in the field including start/stop time; weather (temperature, cloud cover, wind); photo-log and a map that shows any relevant GPS data including survey transects (bread crumb tracks) and locations of species, nests, cavities, burrows, etc. from the field work.

Appendix B

Listed Species Occurrences Manatee County

Listed Species Occurrences - Manatee County, Florida			
Summary table of those federal and state listed species known to be present in Manatee County, Florida as documented by the FWS and FWC. Code Key: E = Endangered, T = Threatened, P = Proposed, SSC= Species of Special Concern S/A = Similar in Appearance			
Reptiles			
Scientific Name	Common Name	FWS Status (Federal)	FWC Status (State)
<i>Alligator mississippiensis</i>	American Alligator	T(S/A)	T(S/A)
<i>Caretta caretta</i>	Loggerhead Sea Turtle	T	T
<i>Chelonia mydas</i>	Green Sea Turtle	T	T
<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	E	E
<i>Drymarchon corais couperi</i>	Eastern Indigo Snake	T	T
<i>Gopherus polyphemus</i>	Gopher Tortoise	N/A	T
<i>Lepidochelys kempii</i>	Kemp's Ridley Sea Turtle	E	E
Birds			
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	T	T
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	N/A	ST
<i>Charadrius melodus</i>	Piping Plover	T	T
<i>Charadrius nivosus</i>	Snowy Plover	N/A	T
<i>Egretta caerulea</i>	Little Blue Heron	N/A	T
<i>Egretta rufescens</i>	Reddish Egret	N/A	T
<i>Egretta tricolor</i>	Tricolored Heron	N/A	T
<i>Falco sparverius paulus</i>	Southeastern American Kestrel	N/A	T
<i>Grus canadensis pratensis</i>	Florida Sandhill Crane	N/A	T
<i>Haematopus palliatus</i>	American Oystercatcher	N/A	T
<i>Haliaeetus leucocephalus</i>	Bald Eagle	N/A	N/A
<i>Mycteria americana</i>	Wood Stork	T	T
<i>Pandion haliaetus</i>	Osprey	N/A	SSC
<i>Picoides borealis</i>	Red-cockaded Woodpecker	E	E
<i>Platalea ajaja</i>	Rooseate Spoonbill	N/A	T
<i>Polyborus plancu audubonii</i>	Audubon's Crested Caracara	T	T
<i>Rynchops niger</i>	Black Skimmer	N/A	T
<i>Sterna antillarum</i>	Least Tern	N/A	T
Fish			
<i>Acipenser oxyrinchus desotoi</i>	Gulf Sturgeon	T	T
<i>Microphis brachyurus</i>	Opossum Pipefish	SSC	N/A
<i>Rivulus marmoratus</i>	Mangrove Rivulus	SSC	N/A
Mammals			
<i>Sciurus niger shermani</i>	Sherman's Fox Squirrel	N/A	SSC
<i>Trichechus manatus</i>	West Indian Manatee	E	E

Data Source: URL: <http://www.fnai.org/bioticssearch.cfm>. & <https://www.fws.gov/northflorida/CountyList/Manatee.htm>; *Last modified on July 2017.

FNAI Species Tracker Plant List – Manatee County			
Scientific Name	Common Name	Federal Status	State Status
<i>Acrostichum aureum</i>	golden leather fern		T
<i>Andropogon arctatus</i>	pinewoods bluestem		T
<i>Asimina manasota</i>	Manasota pawpaw		N
<i>Bonamia grandiflora</i>	Florida bonamia	T	E
<i>Calopogon multiflorus</i>	many-flowered grass-pink		T
<i>Chrysopsis floridana</i>	Florida goldenaster	E	E
<i>Cladonia perforata</i>	perforate reindeer lichen	E	E
<i>Eragrostis pectinacea</i> var. <i>tracyi</i>	Sanibel lovegrass		E
<i>Glandularia tampensis</i>	Tampa vervain		E
<i>Gymnopogon chapmanianus</i>	Chapman's skeletongrass		N
<i>Helianthus debilis</i> ssp. <i>vestitus</i>	hairy beach sunflower		N
<i>Lechea cernua</i>	nodding pinweed		T
<i>Lechea divaricata</i>	pine pinweed		E
<i>Lythrum flagellare</i>	lowland loosestrife		E
<i>Matelea floridana</i>	Florida spiny-pod		E
<i>Nolina brittoniana</i>	Britton's beargrass	E	E
<i>Pteroglossaspis ecristata</i>	giant orchid		T
<i>Rhynchospora megaplumosa</i>	large-plumed beaksedge		E
<i>Thelypteris serrata</i>	toothed maiden fern		E
<i>Tillandsia flexuosa</i>	banded wild-pine		T
<i>Triphora amazonica</i>	broad-leaved nodding-caps		E
<i>Zephyranthes simpsonii</i>	redmargin zephyrlily		T

Appendix C

Parrish Lakes

UMAM Forms

PART I – Qualitative Description
(See Rule 62-345.400, F.A.C.)

Site/Project Name Parrish Lakes Planned Mixed Use Development Phase 1		Application Number		Assessment Area Name or Number Pond 6	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 3.88
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class) None		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands This is an isolated pond with no connection to surface waters or wetlands.					
Assessment area description The Pond is located within existing orange grove agriculture. The overall parcel size is 21.09 acres with the pond taking 3.88 acres.					
Significant nearby features Surrounding land use is agricultural Orange grove (FLUCCS 221)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique.		
Functions Currently functions as an irrigation source.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Pond is surrounded by active agricultural fields. Flying species can be expected to access this more often than land species or fish. Possible use by amphibians, but agricultural pesticide use would have adverse effect on amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Wading birds, Wood stork, Florida sandhill crane. No regular use. Possible use as foraging habitat. No nesting habitat for listed species presented.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Duck and other small waterfowl.					
Additional relevant factors: 					
Assessment conducted by: Paul Looney			Assessment date(s): 6/16/2021		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Rules 62-345.500 and .600, F.A.C.)

Site/Project Name Parrish Lakes Planned Mixed Use Development Phase 1	Application Number	Assessment Area Name or Number Pond 6
Impact or Mitigation Impact	Assessment conducted by: Paul B. Looney CSE, PWS	Assessment date: 6/18/2021

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current with 2 0	This pond does not provide landscape value as a wetland other than the provision of water for irrigation. There is no connection to surface waters except through the existing irrigation ditches that allow water to be move where needed to water crops or livestock. While the pond has a small amount of water fowl swimming in the water, there is no habitat for wading buirds, Sandhill crane or Woodstork. None were observe on the site during multiple field reviews.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with 2 0	The pond is isolated. Input is only through rain. Outflow is manipulated to move water to other locations on the property. There is no connection to any natural surface water body. Water quality is impaired due to stagnation and pesticide use in the surrounding land uses.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current with 2 0	The pond is too deep to provide any substantial vegetative community support. Development of a nbenthic community is also not significant because of the water depths.

Score = sum of above scores/30 (if uplands, divide by 20)
current with
or w/o pres
0.2 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.2 x 3.88 = 0.776

Delta = [with-current]
0.2

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Rule 62-345.400, F.A.C.)

Site/Project Name Parrish Lakes Planned Mixed Use Development Phase 1		Application Number		Assessment Area Name or Number Pond 9	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 2.08 ac.
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class) None		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands This is an isolated pond with no connection to surface waters or wetlands.					
Assessment area description The Pond is located within existing orange grove agriculture. The overall parcel of adjacent orange groves size is 35.9 acres with the pond recognized in the FWD taking 2.08 acres. The pond was expanded after SWFWMD FWD. Based on agreement with SWFWMD, mitigation will only be required for the original pond size.					
Significant nearby features Surrounding land use is agricultural Orange grove (FLUCCS 221)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique.		
Functions Currently functions as an irrigation source.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Pond is surrounded by active agricultural fields. Flying species can be expected to access this more often than land species or fish. Possible use by amphibians, but agricultural pesticide use would have adverse effect on amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Wading birds, Wood stork, Florida sandhill crane. No regular use. Possible use as foraging habitat. No nesting habitat for listed species presented.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Duck and other small waterfowl.					
Additional relevant factors:					
Assessment conducted by: Paul Looney			Assessment date(s): 6/16/2021		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Rules 62-345.500 and .600, F.A.C.)

Site/Project Name Parrish Lakes Planned Mixed Use Development Phase 1	Application Number	Assessment Area Name or Number Pond 9
Impact or Mitigation Impact	Assessment conducted by: Paul B. Looney CSE, PWS	Assessment date: 6/18/2021

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current with 2 0	This pond does not provide landscape value as a wetland other than the provision of water for irrigation. There is no connection to surface waters except through the existing irrigation ditches that allow water to be move where needed to water crops or livestock. While the pond has a small amount of water fowl swimming in the water, there is no habitat for wading buirds, Sandhill crane or Woodstork. None were observe on the site during multiple field reviews.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with 2 0	The pond is isolated. Input is only through rain. Outflow is manipulated to move water to other locations on the property. There is no connection to any natural surface water body. Water quality is impaired due to stagnation and pesticide use in the surrounding land uses.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current with 2 0	The pond is too deep to provide any substantial vegetative community support. Development of a nbenthic community is also not significant because of the water depths.

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
or w/o pres	
0.2	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.2 x 2.08 = 0.416

Delta = [with-current]
0.2

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Environmental Considerations Report

Parrish Lakes Phase II

Manatee County, Florida

Prepared For

Hawk Land Investors New, LLC
c/o: John Ryan
2502 N. Rocky Point Dr., Suite 1050
Tampa, FL

Submitted To

Southwest Florida Water Management District
c/o: Cliff Ondercin
7601 Highway 301 North
Tampa, FL 33637

Florida Department of Environmental Protection
c/o: Gerald "JJ" Loesch
13051 Telecom Parkway North
Temple Terrace, FL 33637



January 2023

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Contributors:

Project Scientists:	Matthew P. Miller, M.S., P.W.S. Chris Stiegler Jessica DeCastro
Project Engineer:	Clint Cuffle, P.E.

PROJECT DESCRIPTION

The Parrish Lakes Phase II Project (Project) (Parcel IDs: 650900109, 651900059, 652000059, 652100009, 653000059, 653100059, 653300004, 653300059, 653800003, 654000009, 654900000, 655400000, 655100006, and 655500059) consists of an approximately 551.75-acre site and is located in Parrish, Manatee County, within Sections 23, 24, 25, and 26, Township 33S, Range 18E. The Project is situated approximately 2.10 miles west of the US301/Erie Road intersection (**Exhibit 1. Regional Location Map** and **Exhibit 2. Aerial Map**). The Project is proposing a residential development on the site. The current, surrounding land uses include residential, reservoirs, cropland and pastureland, and wetland forested mixed.

ENVIRONMENTAL CONSIDERATIONS

Soils

The Soil Survey of Manatee County, Florida (**Exhibit 3. Soil Map**) was reviewed and mapped. Soils mapped for the project are listed below (**Table 1**).

Table 1. Project Soils.

Soil Number	Soil Name	Soil Acreage
4	Bradenton Fine Sand, 0 to 2 Percent Slopes	80.90
5	Bradenton Fine Sand, Limestone Substratum	20.51
7	Canova, Anclote, and Okeelanta soils	2.88
13	Chobee Loamy Fine Sand, Frequently Ponded, 0 to 1 Percent Slopes	58.83
14	Chobee Variant Sandy Clay Loam	1.63
16	Delray Complex	14.05
20	EauGallie Fine Sand	154.63
22	Felda Fine Sand, 0 to 2 Percent Slopes	37.53
25	Floridana Fine Sand, 0 to 2 Percent Slopes	56.44
26	Floridana – Immokalee – Okeelanta Association	22.52
29	Manatee Mucky Loamy Fine Sand	55.43
38	Palmetto Sand	3.65
48	Wabasso-Wabasso, Wet, Fine Sand, 0 to 2 Percent Slopes	42.75

Soils in **BOLD** are listed as “hydric” per the USDA-NRCS list of hydric soils in Manatee County, FL. The general site review found soil types to be consistent with the mapped soil types.

Land Use

Vegetation and Community Types

The land use categories reviewed on these project areas were evaluated by WRA using the Florida Land Use, Cover and Forms Classification System (FLUCCS), Florida Department of Transportation (FDOT) Handbook (January 1999) as a guideline.

On February 7 and 9-11, 2022, WRA Environmental Scientists conducted a Project assessment throughout the entire 551.75-acre Project. Onsite land use mapping (via GPS) was performed, and site-specific data was also collected to classify habitat types based on the results from the desktop analysis. This included, but was not limited to, a review

of the current Soil Survey of Manatee County in GIS and the data gathered during the onsite assessment. Fieldwork consisted of traversing each habitat type within the Project using a combination of pedestrian and vehicular surveys. The boundaries that are shown on the FLUCCS map identify the estimated acreages (**Exhibit 4 - FLUCCS Map**) as identified during field surveys. The land uses identified within the project area include the following:

The FLUCCS code land uses identified within this Project's boundary include:

- 110 – Residential – Low Density;
- 211 – Improved Pastures;
- 221 – Citrus Groves;
- 423 – Oak-Pine-Hickory;
- 510 – Streams and Waterways (Ditch);
- 530 – Reservoirs (Pond); and
- 630 – Wetland Forested Mixed.

Uplands

110 – Residential – Low Density (6.60 ac.)

FLUCCS Definition: This land use includes residential properties at a density of less than two dwellings per acre.

Project Specific Assessment: This land use can be found in the center of the Project and includes an old farm house and a large barn.

211 – Improved Pasture (160.75 ac.)

FLUCCS Definition: This land use includes agricultural land which has been cleared, tilled, and reseeded with specific grass types and periodically improved with brush control and fertilizer application. Ponds, troughs feed bunkers, and cow trails are sometimes evident within this land use type.

Project Specific Assessment: This land use can be found throughout much of the central portion of the Project. Dominant vegetation includes a variety of pasture grasses.

221 – Citrus Groves (323.62 ac.)

FLUCCS Definition: This land use includes agricultural land managed for the production of citrus crops.

Project Specific Assessment: This land use is the predominant use within the Project. Many of the citrus trees associated with this land use type are dead or dying and are overgrown with tall grasses.

423 – Oak-Pine-Hickory (17.57 ac.)

FLUCCS Definition: This land use is composed of mixed forested land in which no single hardwood species is consistently dominant. This is predominantly hardwood forest in which various southern pines are major associate species.

Project Specific Assessment: This land use can be found in the uplands surrounding several of the forested wetlands and some of the ditches within the Project. Dominant vegetation consists of a homogenous mixture of live oak and slash pine with a groundcover of various mowed grasses.

Wetlands (Exhibit 5. Wetland Map)

510 – Streams and Waterways (Ditch) (15.98 ac.)

FLUCCS Definition: This land use includes rivers, creeks, canals and other linear water bodies.

Project Specific Assessment: This land use can be found throughout the Project and is a part of the irrigation system for farming activities. There is a Formal Wetland Determination on the Project (**Permit No. 43668.000**) which approves the acreage of most systems below. The acreage differs from the Formal in OSW 76 and OSW 77 as portions of these ditches were encompassed by a later expansion of Pond 15. Systems within this land use include:

- OSW-39 (0.11 ac.) – This system is part of the Buffalo Canal located in the northwest of the Project and continues outside the Project to the east and west. Dominant vegetation along the banks includes overhanging cabbage palm (*Sabal palmetto*) and Peruvian primrosewillow (*Ludwigia peruviana*), cogon grass (*Imperata cylindrica*), Guinea grass (*Urochloa maxima*), smutgrass (*Sporobolus indicus*), and various pasture grasses. Vegetation within the ditch is sparse and consists of scattered cattail (*Typha sp.*) and occasional water hyacinth (*Eichhornia crassipes*) flowing downstream with the current.
- OSW-40 (0.32 ac.) – This system is an upland-cut irrigation ditch located in the northwest corner of the Project, just south of the Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth (*Lemna sp.*) in places of still water.
- OSW-41 (0.79 ac.) – This system is an upland-cut irrigation ditch located in the northwest corner of the Project and continues outside the Project to the northwest and south. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-43 (1.88 ac.) – This system is part of the Buffalo Canal, located along the northern boundary of the Project. Dominant vegetation along the banks includes overhanging cabbage palm and Peruvian primrosewillow, cogon grass, Guinea grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and consists of scattered cattail and occasional water hyacinth flowing downstream with the current.
- OSW-44 – (1.35 ac.) – This system is an upland-cut irrigation ditch located in the northwest portion of the Project and connects to OSW-47 to the east. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-45 (0.03 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-46 (0.04 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-47 (0.71 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation includes cogon grass, smutgrass, and various pasture grasses along the banks and little to no vegetation within the ditch.
- OSW-48 (0.15 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-49 (0.16 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water

hyacinth in places of still water.

- [illegible]

Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.

- OSW-67 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-68 (0.50 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-69 (0.39 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-70 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-71 (0.54 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 15. Dominant vegetation includes cogon grass, smutgrass, and various pasture grasses along the banks and little to no vegetation within the ditch.
- OSW-72 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-73 (0.25 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-74 (0.12 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 14. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-75 (0.30 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-76 (0.18 ac. on the Formal) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 15. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-77 (0.40 ac. on the Formal) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 15. This system was originally 0.40 acres on the Formal, but the reduced acreage reflects the Pond 15 expansion that encompassed a portion of this ditch. Dominant vegetation includes cogon grass, smutgrass, and various pasture grasses along the banks and little to no vegetation within the ditch.
- OSW-78 (0.45 ac.) – This system is an upland-cut irrigation ditch located in the south-central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-79 (0.15 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project, continues outside the Project to the south, and is associated with Pond 16. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-80 (0.08 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-81 (0.43 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses.

Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.

- OSW-82 (0.07 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-83 (0.23 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-84 (0.83 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-85 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-86 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-87 (0.16 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-88 (1.05 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-89 (0.78 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-90 (0.003 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.

530 – Reservoirs (23.85 ac.)

FLUCCS Definition: This land use type consists of artificial impoundments of water.

Project Specific Assessment: This land use can be found throughout the project. There is a Formal Wetland Determination on the Project (**Permit No. 43668.000**) which approves the original 7.54 acres of the ponds listed below. The additional 16.31 acres in this land use are due to a reservoir expansion adjacent to Pond 15 which was constructed starting in 2017. Systems within this land use include:

- Pond 12 (0.98 ac.) – This system is an upland-cut reservoir located in the northeastern portion of the Project. Standing water was observed within this system during the field review.
- Pond 13 (0.68 ac.) – This system is an upland-cut reservoir located in the northeastern portion of the Project. Standing water was observed within this system during the field review.
- Pond 14 (1.31 ac.) – This system is an upland-cut reservoir located in the west-central portion of the Project. Standing water was observed within this system during the field review.
- Pond 15 (19.88 ac, originally 3.57 ac. on the Formal) – This system is an upland-cut reservoir located in the central portion of the Project. Standing water was observed within this system during the field review.
- Pond 16 (0.05 ac.) – This system is an upland-cut reservoir located in the southern portion of the Project. Standing water was observed within this system during the field review.
- Pond 17 (0.65 ac.) – This system is an upland-cut reservoir located in the southern portion of the Project. Standing water was observed within this system during the field review.
- Pond 18 (0.30 ac.) – This system is an upland-cut reservoir located in the eastern portion of the Project. Standing water was observed within this system during the field review.

630 – Wetland Forested Mixed (3.39 ac.)

FLUCCS Definition: This land use type includes mixed wetland forest communities in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition.

Project Specific Assessment: This land use type can be found in pockets throughout the southeast portion of the Project. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges. Wetlands within this land use include:

- Wetland 1 (0.73 ac.) – This is a wetland forested mixed system located in the east-central portion of the Project, and is associated with OSW-67 and OSW-68. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges.
- Wetland 2 (1.28 ac.) – This is a wetland forested mixed system located in the east-central portion of the Project, and is associated with OSW-67 and OSW-68. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges.
- Wetland 7 (1.38 ac.) – This is a wetland forested mixed system located in the southeast corner of the Project and continues outside the Project boundary to the southeast. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges.

FISH, WILDLIFE, LISTED SPECIES AND THEIR HABITAT

A WRA scientist conducted a desktop review of available published information from federal and state online databases. Data collection consisted of literature review of existing sources for information useful in identifying the occurrence or potential occurrence of wildlife species listed as Endangered, Threatened, Candidate, or of Special Concern (collectively recognized as listed species), as defined by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FFWCC) which represents the state interests in species protection. The Florida Department of Agriculture and Consumer Services (FDACS) is responsible for the protection of listed plant species in the state.

The desktop review also included location and evaluation of designated critical habitat, suitable habitat, and land uses with the potential to support listed species. Information on existing observation records and potential presence of species was reviewed using GIS-based mapping information for federal and state listed species. The primary source for this mapping information came from the USFWS, FFWCC, and Florida Natural Areas Inventory (FNAI) databases. Additional resources, such as the FNAI Field Guides and Rare and Endangered Biota of Florida Series, were also used to evaluate habitat and vegetative community requirements for those species potentially occurring within the Project (**Attachment A – Listed Species Occurrences – Manatee County, Florida**).

With the guidance of GIS based data and project specific mapping, a field review of existing habitats was conducted that included meandering pedestrian transects throughout all designated habitat types. WRA scientists determined the presence, or lack of protected wildlife species according to a Company-specific methodology (**Attachment B – General Wildlife Survey Methodology**). The main species searched for on the property were the gopher tortoise (*Gopherus polyphemus*), Eastern indigo snake (*Drymarchon couperi*), bald eagle (*Haliaeetus leucocephalus*), Southeastern American kestrel (*Falco sparverius paulus*), Florida sandhill crane (*Grus canadensis pratensis*), wood stork (*Mycteria americana*), Florida scrub-jay (*Aphelocoma coerulescens*), Crested caracara (*Caracara cheriway*), listed wading birds, shorebirds, and listed plant species, though all appropriate species were considered (**Exhibit 6 - Regional Wildlife Map & Exhibit 7 - Potential Habitat Maps**).

Based on the information gathered through the desktop analysis and the data obtained from the site assessments, a Determination of Effect has been designated for each of the discussed species through the terminology that is specific to WRA and does not directly reflect categories specified by USFWS (**Table 2 –Determination of Effect**).

Table 2. Species Action Determination

Table 2 - Determination of Effect (based on the Federal Endangered Species Act).	
No effect	The proposed action will not affect a listed species or its habitat, typically due to a lack of suitable on-site habitat. No follow-up surveys for these species are recommended as necessary.
May affect, not likely to adversely affect (MANLAA)	The proposed action effects on listed species are expected to be discountable, insignificant, or completely beneficial. A pre-construction survey may be required to document species absence, to ensure minimization efforts are implemented (if present), or to permit the relocation of gopher tortoises through the FWC.
May affect	The appropriate conclusion when a proposed action may pose any effects on listed species or designated critical habitat. Further coordination with the state or federal agency may be required to mitigate the project's effect on a listed species.
Jeopardy	The appropriate conclusion when a proposed action would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species.

Eastern Indigo Snake

The Eastern indigo snake is listed by the FFWCC as State-designated Threatened (ST) and by the USFWS as Threatened (FT). This species is known to occupy a wide variety of habitats including pine flatwoods, hardwood forests and forested wetlands, as well as wet and dry prairies. Although this species seems to be strongly associated with upland/dry and well-drained soils, it also frequents streams and swamps. In drier communities where habitat use coincides, Eastern indigo snakes will occasionally use gopher tortoise burrows for shelter. No Eastern indigo snakes were observed during the WRA field assessments.

To determine the impact this permit might have on this species, a WRA ES used the Eastern Indigo Snake Programmatic Effect Determination Key (North Florida, USFWS, 2017). Use of the Key for the Eastern Indigo Snake resulted in the following sequential determination:

A₁ – Project is not located in open water or salt marsh

B₁ – Permit will be conditioned for use of the Service's most current guidance for *Standard Protection Measures for Eastern indigo Snake* during site preparation and construction.

C₁ – There are no gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities.

D₂ – The project will impact more than 25 acres of xeric habitat supporting less than 25 active or inactive gopher tortoise burrows.

E₁ – Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than Gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an indigo snake, no work will commence until the snake has vacated the vicinity of the proposed work.

The construction contractor will adopt the "Standard Protection Measures" published in 2017 by USFWS. Based on the site review and the Effect Determination Key WRA expects the project will be "May affect, not likely to adversely affect (MANLAA)" for Eastern indigo snake. The determination of **MANLAA** based on the USFWS Programmatic

Effect Determination Key fulfills the requirements of Section 7 of the Endangered Species Act and no further action is required.

Gopher Tortoise

The Gopher tortoise is listed as a Candidate species by the USFWS and State Threatened (ST) by FFWCC. The gopher tortoise occurs in sandhill (pine-turkey oak associations), sand pine scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes and mixed hardwood pine communities. These burrows are known to serve as refuge to many species, some of which are protected (e.g., Eastern indigo snake and Florida pine snake (*Pituophis melanoleucus*)).

Based on the desktop data review (literature review and database search), suitable gopher tortoise habitat was identified within the Project in the improved pasture and citrus groves FLUCCS. A Florida Fish and Wildlife Commission (FFWCC) Authorized Gopher Tortoise Agent with WRA conducted an approximate 30% pedestrian transect survey of the project area and found no gopher tortoises or their associated burrows within the Project site.

WRA has determined that the project will have an Action Determination of MANLAA for the gopher tortoise. It is recommended that a 100% gopher tortoise survey be conducted prior to construction to verify the presence or absence of gopher tortoises or their burrows within the Project.

Bald Eagle

The bald eagle was delisted by USFWS and FFWCC in August 2007 as a result of positive recovery of the species. Although the bald eagle was delisted, it continues to be protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

The FFWCC database research of bald eagle nest location identified 1 documented active nest sites within a one (1) mile radius of the Project. Nest MN066 is the nearest documented eagle nest and was confirmed as active by WRA. The nest is located 522 feet west of the Project site and was last inactive and surveyed in 2023.

Federal and state guidelines for the bald eagle require that certain activities may be conducted outside a 660-foot radius distance outward from a nest tree. Per the 2007 USFWS Bald Eagle Monitoring Guidelines, monitoring of the active nest is required if construction activities are to take place within the 660-foot radius during the nesting season (October 1 – May 15).

Nest MN066 was field verified. Attached is the updated map of the eagles nest and the 330' and 660' buffer. Nest MN066 is not visible from the proposed construction activities due to the dense slash pines surrounding the nest and along the canal; therefore, construction activities may occur during the nesting season. If work is done within the 660 buffer during the nesting season, we recommend bald eagle nest monitoring per the guidelines to ensure that the eagles are not being disturbed. A bald eagle disturbance permit will not be required since there are similar activities (roadway improvements and residential development) closer to and directly adjacent to the nest. **(Exhibit 8 – Bald Eagles Nest Map)**

Southeastern American Kestrel

The southeastern American kestrel is considered as State Threatened (ST) by FFWCC. The species is not federally listed under the Endangered Species Act, but is protected under the MBTA. The preferred habitat for the kestrel includes open woodlands, sandhill communities, fire-maintained pine savannah and several alternative habitats such as pastures and open fields located in residential areas. Within these habitat types, the kestrels will nest inside tree cavities already excavated and created by woodpeckers. Based on mapping available from the FFWCC, the Project is within the known range of the southeastern American kestrel.

While conducting the onsite assessment, one kestrel individual was observed. However, since the survey occurred outside of the breeding season (mid-March to early June), it cannot be determined if this was a local southeastern

American kestrel or the migratory species. The Project is located within the known range of the southeastern American kestrel and does contain potential foraging habitat within the improved pasture and citrus grove community types. Several cavities were identified during the listed species survey and were marked as potential nesting.

Therefore, based on the current onsite conditions and the data retrieved during the desktop analysis, the proposed Project is determined as “**MANLAA**” for this species. A southeastern American kestrel survey may need to be performed within the Project between April and August, prior to construction, to demonstrate presence or absence of the species. If identified, consultation with FFWCC will occur to avoid the take of the species.

Florida Sandhill Crane

The Florida sandhill crane is listed as State threatened by FFWCC. The Florida sandhill crane is commonly found in wet prairies, marshy lake regions, low-lying pastures (including improved pastures), and shallow water open areas. Nesting occurs in marshy depressional ponds vegetated by pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria spp.*), fire flag (*Thalia geniculata*), maidencane (*Panicum hemitomon*), and other herbaceous vegetation. Nesting usually begins in January and may extend through August. In Central and Southwest Florida, the average egg-laying date is usually between February 22 and March 3 and incubation lasts for 29-31 days.

During the field review, no observations of Florida sandhill cranes or their nests were observed and there is no preferred nesting habitat within the Project. Florida sandhill cranes are afforded the following protective measures during the nesting season: If an active nest is identified, a 400-foot buffer around the nest during construction will be necessary to ensure no adverse impacts occur to the nest. The Project Determination of Effect is “**no effect**” for the Florida sandhill crane.

Wood Stork

The wood stork is classified as a threatened species by USFWS and as State Threatened by the FFWCC. Database research containing information from other agencies identified no documented or active nest sites within a one (1) mile radius of the Project. The nearest nesting site is 6.76 miles southwest of the Project. The Project is located within 15 miles of one (1) nesting colony. The 15-mile radius is considered the extent of a Core Foraging Area for colonies located in Central Florida Counties. The nesting colony includes:

- Ayers Point – Dot Dash

During the site review, no wood storks were observed. There are 42.993 acres of wetlands and OSW on the Project. There are 3.39 acres of wetland within the Project, no wetland impacts are proposed.

Impacts are only expected in historically upland-cut irrigation ditches and ponds. These ditches are constructed with the intention of conveying water for use in irrigating the citrus groves from the ponds on site. These ditches are regularly maintained to facilitate flow through this irrigation system and generally only have vegetation on the banks of the ditch which is regularly mowed and sprayed in most cases. The banks of Buffalo Canal tend to have the most vegetation and overhanging cabbage palm. Ditch slopes tend to be steep on site, often greater than 100% slope. For these reasons, WRA does not consider these irrigation ditches to be suitable foraging habitat.

If there are impacts made to any Suitable Foraging Habitat (SFH) (i.e., Freshwater marshes) the Wood Stork determination key will be considered. A review of the Wood Stork Key for Central and North Florida Determination Key (USFWS, 2008) will result in the following sequential determination:

A₂ – Project is more than 2,500 feet from a colony site

B₁ – Project does not impact SFH

It is expected that the loss of the impacted ditches will have a negligible impact on wood stork foraging. The proposed Project is determined to have “**No Effect**” on this species.

Florida Scrub Jay

The Florida Scrub-Jay is listed as threatened by the USFWS and as State Threatened by the FFWCC. This project site is located within the Florida Scrub-Jay consultation area.

The scrub-jay has specific habitat needs. It is endemic to peninsular Florida’s ancient dune ecosystems or scrubs, which occur on well-drained to excessively well-drained sandy soils. This relict oak-dominated scrub, or xeric oak scrub, is essential habitat to the scrub-jay.

This community type is adapted to nutrient-poor soils, periodic drought, and frequent fires. Xeric (dry) oak scrub on the Lake Wales Ridge is predominantly made up of four species of stunted, low-growing oaks: sand live oak, Chapman oak (*Q. chapmanii*), myrtle oak (*Quercus myrtifolia*), and scrub oak (*Quercus inopina*). In optimal habitat on the Lake Wales Ridge, these oaks are 3 to 10 feet high, interspersed with 10 to 50 percent un-vegetated, sandy openings, and a sand pine (*Pinus clausa*) canopy of less than 20 percent. Trees and dense herbaceous vegetation are rare. Other vegetation noted along with the oaks includes saw palmetto and scrub palmetto (*Sabal etonia*), as well as woody shrubs such as Florida rosemary (*Ceratiola ericoides*) and rusty lyonia (*Lyonia ferruginea*).

Scrub-jays occupy areas with less scrub oak cover and fewer openings in southwest Florida than is typical of xeric oak scrub habitat on the Lake Wales Ridge. Optimal scrub-jay habitat occurs as patches with the following attributes:

1. Ten to 50 percent of the oak scrub made up of bare sand or sparse herbaceous vegetation;
2. Greater than 50 percent of the shrub layer made up of scrub oaks;
3. A mosaic of oak scrubs that occur in optimal height (4 to 6 feet) and shorter;
4. Less than 15 percent canopy cover; and
5. Greater than 984 feet from a forest

These conditions do not occur on the Project. Based on the most recent statewide Florida scrub jay survey (1992-93), there were no individuals observed on or adjacent to the Project. The nearest recorded observations and suitable habitat for this species is approximately 6.02 miles north of the project. Due to the lack of preferred habitat and no known occurrences within close proximity of the Project, the proposed Project Determination of Effect is “**No Effect**” on this species.

Crested Caracara

The crested caracara is listed as “Threatened” by FFWCC and USFWS. The crested caracara is commonly found in open country, including dry prairie and pasture lands with cabbage palm, cabbage palm/live oak hammocks, and shallow ponds and sloughs. Preferred nest trees are cabbage palms, followed by live oaks. Little is known about the reproduction of the caracara. Eggs from caracaras in Florida have been found from September to April, with the breeding season seeming to peak from January to March.

The Project is located within the FFWCC Crested Caracara Consultation Area, however no preferred habitat was identified within the Project, and no crested caracara or associated nests were identified within the Project during field reviews. Therefore, based on the information gathered from desktop analysis combined with the onsite assessment the proposed Project is expected to have “**No Effect**” on this species.

Wading birds

There are six wading bird species in Florida that are considered imperiled and have protections for nesting and foraging habitat. There are several regulations that account for various federal and state protections. The MTBA is

the federal protection and the state protection is found in Chapter 68A-27.003 FAC. The protected wading birds include the reddish egret (*Egretta rufescens*), snowy egret (*Egretta caerulea*), little blue heron (*Egretta thula*), tri-colored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*), roseate spoonbill (*Platalea ajaja*), and wood stork.

The closest active wading bird rookery is approximately 6.50 miles northeast of the Project site (Atlas number 615336). Little blue herons were observed foraging within the onsite wetlands, but no nesting was observed during the site assessment. There is potential suitable nesting habitat for wading birds within the Project. The proposed Project will have “**MANLAA**” on these species.

Listed Shorebirds

Listed shorebirds protected under the federal and state ESA that were considered in this study include the least tern (*Sterna antillarum*), black skimmer (*Rynchops niger*), American oystercatcher (*Haematopus palliatus*), snowy plover (*Charadrius nivosus*), and piping plover (*Charadrius melodus*). None of the mentioned shorebirds were observed within the Project. No nests or nesting activities were observed. The project should plan to follow the following conditions for shorebirds:

The Project should plan to follow the following conditions for shorebirds:

- Cleared sites such as areas that have undergone surface scraping may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season.
- IBNB nests have been documented on a variety of disturbed sites, including construction sites (FFWCC 2013).
- IBNB deposit their eggs in shallow depressions or scraped in the substrate, possibly lined with pebbles, grasses, or coquina shells (FWC 2013).
- Egg laying usually begins in later April or early May and colonies may range in size from a few breeding pairs to many hundreds (FFWCC 2013).

FFWCC staff recommends the following measures to avoid interference with breeding activities and to reduce potential for nesting during construction:

1. Schedule construction activities outside of the breeding season (generally April through August), if possible.
2. Clear the site only when ready to engage in continuous construction activities, and
3. Avoid leaving cleared areas with little or no activity for an extended amount of time.

If nesting is observed, we recommend contacting FWC staff to discuss necessary nest buffers and potential permitting alternatives. For additional information, please refer to FWC’s Breeding Bird Protocol for Florida’s Seabirds and Shorebirds located at the following web address [BreedingBirdProtocol.pdf \(myfwc.com\)](http://myfwc.com/BreedingBirdProtocol.pdf).

Listed Plants

Chapter 5B-40 of the Florida Administrative Code (FAC) provides the state regulation regarding the preservation of native flora of Florida. Specifically, as outlined in this chapter, “the purpose of this rule chapter is to preserve Florida’s endangered, threatened, and commercially exploited plants, and to encourage propagation of plant species through the Endangered and Threatened Native Flora Conservation Grants Program.”

WRA staff used the FNAI species tracker to identify listed flora species known to occur in Manatee County, Florida (**Attachment A**) and utilized the “Notes on Florida’s Endangered and Threatened Plants” and I Atlas of Florida Vascular Plants (<http://www.plantatlas.usf.edu>) as guides for identifying listed plants within the pedestrian survey. There were no listed plants identified during the survey.

Species Observed

During the site assessments on February 7, 9-11, 2021, red-shouldered hawks (*Buteo lineatus*), loggerhead shrike (*Lanius ludovicianus*), barn swallows (*Hirundo rustica*), vultures (*Coragyps atratus*), white pelicans (*Pelecanus erythrorhynchos*), green parakeet (*Myiopsitta monachus*), pileated woodpecker (*Dryocopus pileatus*), double-

crested cormorant (*Nannopterum auritum*), great egret (*Ardea alba*), alligator (*Alligator mississippiensis*), and river cooter (*Pseudemys concinna*) were observed within the project.

WETLAND IMPACTS

Detailed attention towards the reduction and elimination of impacts to wetlands was a high priority during the design portions of the Project. Please refer to **Table 3** below for a summary of the proposed impacts.

Table 3. Wetland Impact Summary.

Wetland/OSW Name	FLUCCS type	Wetland/OSW Size (acres)	Impact Size (acres)	Unimpacted Wetland/OSW Size (acres)
Wetland 1	630	0.73	0	0.73
Wetland 2	630	1.28	0	1.28
Wetland 7	630	1.38	0	1.38
Pond 12	534	0.98	0.98	0
Pond 13	534	0.68	0.68	0
Pond 14	534	1.31	1.31	0
Pond 15	534	19.88	19.88	0
Pond 16	534	0.05	0.05	0
Pond 17	534	0.65	0.65	0
Pond 18	534	0.30	0.30	0
OSW 39	510	0.11	0	0.11
OSW 40	510	0.32	0.32	0
OSW 41	510	0.79	0	0.79
OSW 43	510	1.88	0.57	1.31
OSW 44	510	1.35	1.35	0
OSW 45	510	0.03	0.03	0
OSW 46	510	0.04	0.04	0
OSW 47	510	0.71	0.71	0
OSW 48	510	0.15	0.15	0
OSW 49	510	0.16	0.16	0
OSW 50	510	0.25	0.25	0
OSW 51	510	0.21	0.21	0
OSW 52	510	0.06	0.06	0
OSW 53	510	0.24	0.24	0
OSW 54	510	0.06	0.06	0
OSW 55	510	0.38	0.38	0
OSW 56	510	0.05	0.05	0
OSW 57	510	0.04	0.04	0
OSW 58	510	0.04	0.04	0
OSW 59	510	0.36	0.36	0
OSW 60	510	0.05	0.05	0
OSW 61	510	0.07	0.07	0
OSW 62	510	0.03	0.03	0
OSW 63	510	0.65	0	0.65

OSW 64	510	0.06	0.06	0
OSW 65	510	0.08	0	0.08
OSW 66	510	0.06	0	0.06
OSW 67	510	0.06	0.06	0
OSW 68	510	0.50	0.50	0
OSW 69	510	0.39	0.39	0
OSW 70	510	0.24	0.24	0
OSW 71	510	0.54	0.54	0
OSW 72	510	0.24	0.24	0
OSW 73	510	0.25	0.25	0
OSW 74	510	0.12	0.12	0
OSW 75	510	0.30	0.30	0
OSW 76	510	0.18	0.18	0
OSW 77	510	0.40	0.40	0
OSW 78	510	0.45	0.45	0
OSW 79	510	0.15	0.15	0
OSW 80	510	0.08	0.08	0
OSW 81	510	0.43	0.43	0
OSW 82	510	0.07	0.07	0
OSW 83	510	0.23	0.23	0
OSW 84	510	0.83	0.83	0
OSW 85	510	0.24	0.24	0
OSW 86	510	0.06	0.06	0
OSW 87	510	0.16	0.16	0
OSW 88	510	1.05	1.05	0
OSW 89	510	0.78	0	0.78
OSW 90	510	0.003	0	0.003
Totals:		42.993	35.82	7.173

MITIGATION

The Project will impact only historically upland-cut irrigation ditches and ponds. Wetland mitigation is not required for these impacts to these systems.

ELIMINATION AND REDUCTION OF IMPACTS

The Project was designed to eliminate wetland impacts completely. There are 42.993 acres of wetlands and OSWs within the project. 35.82 acres of historically upland-cut irrigation ditches and ponds are proposed for impact.

SECONDARY AND CUMULATIVE IMPACTS

Secondary Impacts

Site plans will include a sufficient buffer around the unimpacted wetlands onsite, therefore secondary impacts are not expected to occur as a result of this project.

Sediment and erosion control measures, specifically silt fence, will be placed around the project perimeter and at the edge of the wetland buffer.

Cumulative Impacts

There are no cumulative impacts anticipated to be associated with the proposed Project.

WATER QUALITY

Water quality will not be adversely affected by the proposed Project. The proposed project, in combination with past, present and future activities, is not anticipated to result in a violation of state water quality standards. The treatment of storm water runoff associated with impervious surfaces will be designed so that it meets water quality standards and does not degrade ambient water quality.

Short-term water quality considerations will be addressed through the installation of silt fencing, at a minimum, surrounding the upland buffer preservation areas, as directed by the state licensed Project Engineer. This shall be the minimum requirement and additional protection may be required to provide assurance that state water quality standards will not be violated. Side slopes will be seeded or stabilized with sod as soon as possible following construction in accordance with standard Best Management Practices (BMPs).

PUBLIC INTEREST CRITERIA

As part of the permitting process, the state of Florida requires a project to be consistent with overall objectives and that the applicant provide reasonable assurance that proposed activities are not contrary to the public interest (Chapter 373.414 Florida Statutes). The following is presented to provide that reasonable assurance.

Health, Safety and Welfare

The purpose of the Project is to construct a residential development within a growing area in Manatee County. A professionally licensed engineer in the State of Florida has designed the proposed project using acceptable engineering practices. It is not anticipated that any hazardous, radioactive or solid waste material(s) is present onsite, or will be encountered during construction. In the event these materials are discovered during the developmental phase, construction will cease immediately and the appropriate authorities will be contacted for further guidance and direction.

The Project's construction activities are not anticipated to affect the flow of water. No alteration to the safety or welfare of the surrounding properties, both upstream and downstream, is expected to occur.

Conservation of Fish and Wildlife

Please see the Fish, Wildlife, Listed Species and Their Habitat section above.

Navigation/Flow of Water

None of the waterways in the Project are navigable. There is moderate flow through the jurisdictional ditches associated with the Curiosity Creek system, other ditches onsite have negligible flow and are present as part of the irrigation system of the farm. The proposed project is not anticipated to adversely affect navigation or the flow of water, cause harmful erosion, or cause shoaling as a result of construction. The proposed project will be designed so that erosion or shoaling downstream of the project does not occur. In addition, sediment and erosion control BMPs will be installed, maintained and monitored throughout construction to ensure erosion and shoaling does not occur as a result of the proposed project.

Fishing, Recreational and Marine Productivity

The proposed Project is not anticipated to adversely affect the fishing, recreational and/or marine productivity in the vicinity of the project. The proposed project is completely inland of any marine, estuarine or tidally influenced areas.

Temporary or Permanent in Nature

The proposed Project will be permanent in nature.

Historical and/or Archaeological Resources

The proposed project is not anticipated to adversely affect historical and/or archaeological resources within the project and project vicinity. In the event that any historical and/or archaeological resources are discovered during construction, construction activities will cease immediately and the appropriate resource and regulatory agencies, including the State Historical Preservation Office, will be contacted.

Current Condition and Relative Value of Functions

The proposed Project is not anticipated to adversely affect the current condition and/or relative value of functions currently being provided by the on-site wetland systems. The flow of water will be maintained throughout the construction of the Project. In addition, storm water runoff from the project will be captured and routed to appropriate treatment facilities prior to discharging back to the adjacent wetlands as described above. Currently there is little to no treatment of stormwater in the Project areas.

Attachment A – Listed Species Occurrences – Manatee County, Florida

Summary table of those federal and state listed species known to be present in Manatee County, Florida as documented by the USFWS and FFWCC. Code Key: E = Endangered, T = Threatened, C – Candidate, P = Proposed, SE – State-designated Endangered, ST – State Designated Threatened. FT – Federally-designated Threatened, FE – Federally-designated Endangered, SSC= Species of Special Concern, S/A = Similar in Appearance, N = Not currently listed.

Plants

Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
<i>Acrostichum aureum</i>	Golden leather fern	--	ST
<i>Andropogon arctatus</i>	Pinewoods bluestem	--	ST
<i>Bonamia grandiflora</i>	Florida bonamia	--	SE
<i>Calopogon multiflorus</i>	Many-flowered grass-pink	--	ST
<i>Chrysopsis floridana</i>	Florida goldenaster	--	SE
<i>Cladonia perforata</i>	Perforate reindeer lichen	--	SE
<i>Eragrostis pectinacea</i> var. <i>tracyi</i>	Sanibel lovegrass	--	SE
<i>Glandularia tampensis</i>	Tampa vervain	--	SE
<i>Lechea cernua</i>	Nodding pinweed	--	ST
<i>Lechea divaricata</i>	Pine pinweed	--	SE
<i>Lythrum flagellare</i>	Lowland loosestrife	--	SE
<i>Matelea floridana</i>	Florida spiny-pod	--	SE
<i>Nolina brittoniana</i>	Britton's beargrass	--	SE
<i>Pteroglossaspis ecristata</i>	Giant orchid	--	ST
<i>Rhynchospora megaplumosa</i>	Large-plumed beaksedge	--	SE
<i>Thelypteris serrata</i>	Toothed maiden fern	--	SE
<i>Tillandsia flexuosa</i>	Banded wild-pine	--	ST
<i>Triphora amazonica</i>	Broad-leaved nodding-caps	--	SE
<i>Zephyranthes simpsonii</i>	Redmargin zephyrlily	--	ST

Amphibians

Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
-----------------	-------------	----------------------	----------------------

Reptiles

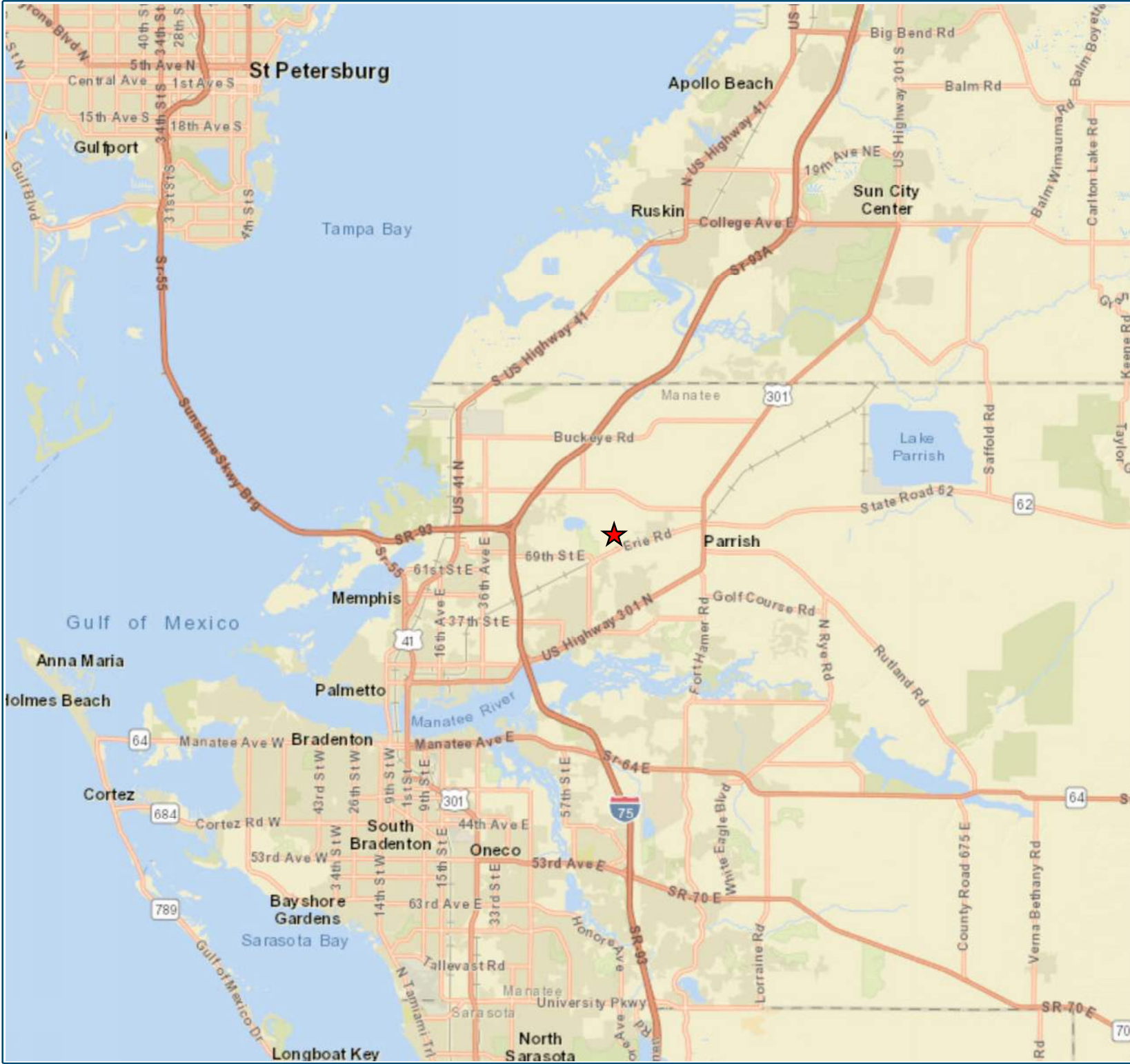
Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
<i>Alligator mississippiensis</i>	American Alligator	T (S/A)	FT(S/A)
<i>Drymarchon couperi</i>	Eastern Indigo Snake	T	FT
<i>Gopherus polyphemus</i>	Gopher Tortoise	C	ST

Birds

Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	--	ST
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	T	FT
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	--	ST
<i>Caracara cheriway</i>	Crested Caracara	T	FT
<i>Charadrius melodus</i>	Piping Plover	T	FT

<i>Charadrius nivosus</i>	Snowy Plover	N	ST
<i>Egretta caerulea</i>	Little Blue Heron	--	ST
<i>Egretta rufescens</i>	Reddish Egret	--	ST
<i>Egretta tricolor</i>	Tricolored Heron	--	ST
<i>Haematopus palliatus</i>	American Oystercatcher	--	ST
<i>Mycteria americana</i>	Wood Stork	T	FT
<i>Platalea ajaja</i>	Roseate Spoonbill	--	ST
<i>Rynchops niger</i>	Black Skimmer	--	ST
<i>Sternula antillarum</i>	Least Tern	N	ST
Data source: URL: https://www.fnai.org/species-communities/tracking-main & https://ecos.fws.gov/ecp/ *Last modified in April 2022.			

Exhibit 1 – Regional Location Map

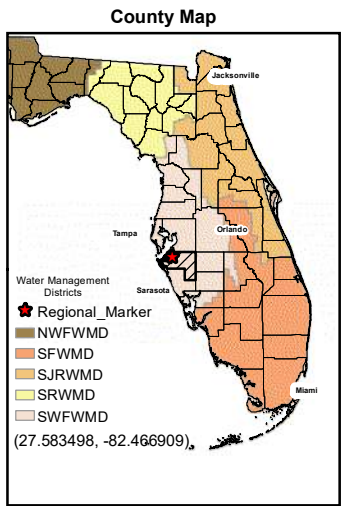




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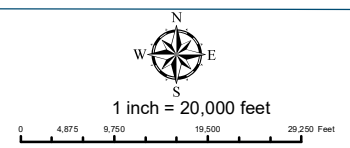
Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

 **Regional Marker**



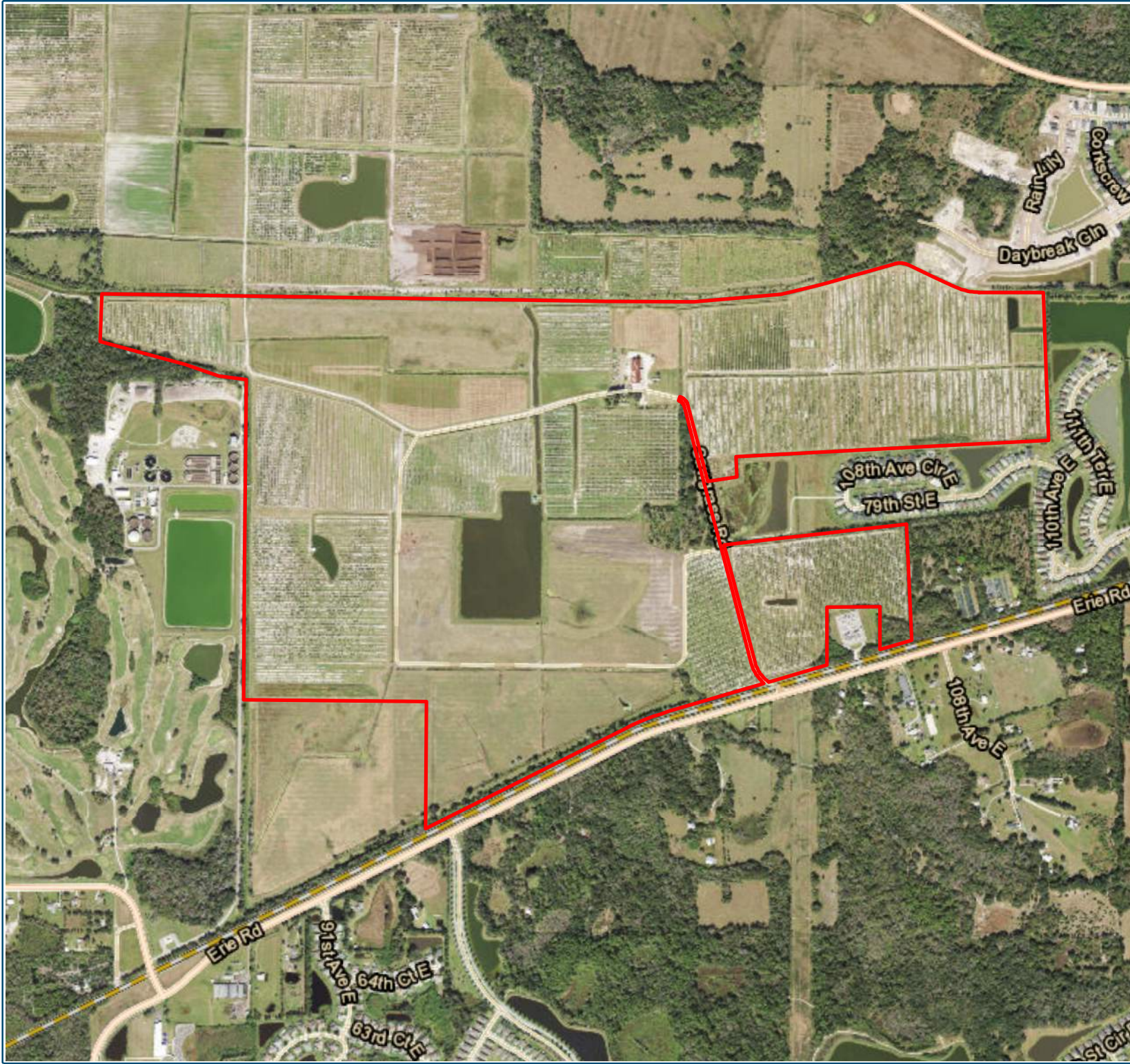
S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
Datum: NAVD88



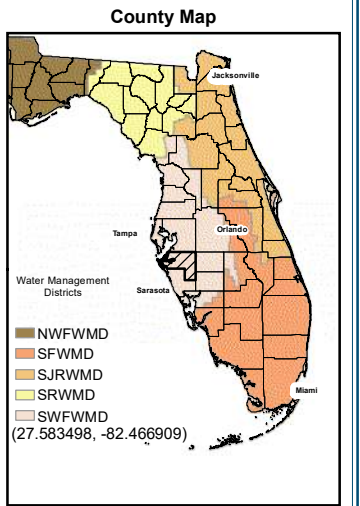
Client: Metro		
Project Name: Parrish Lakes PH 2		
Manatee County, FL		
File Name: Regional Location Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 2 – Aerial Location Map



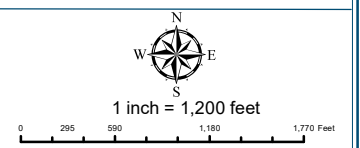
WRA
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Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

Project Boundary (550.00 ac.)



S: 23 - 26 T: 33S R: 18E

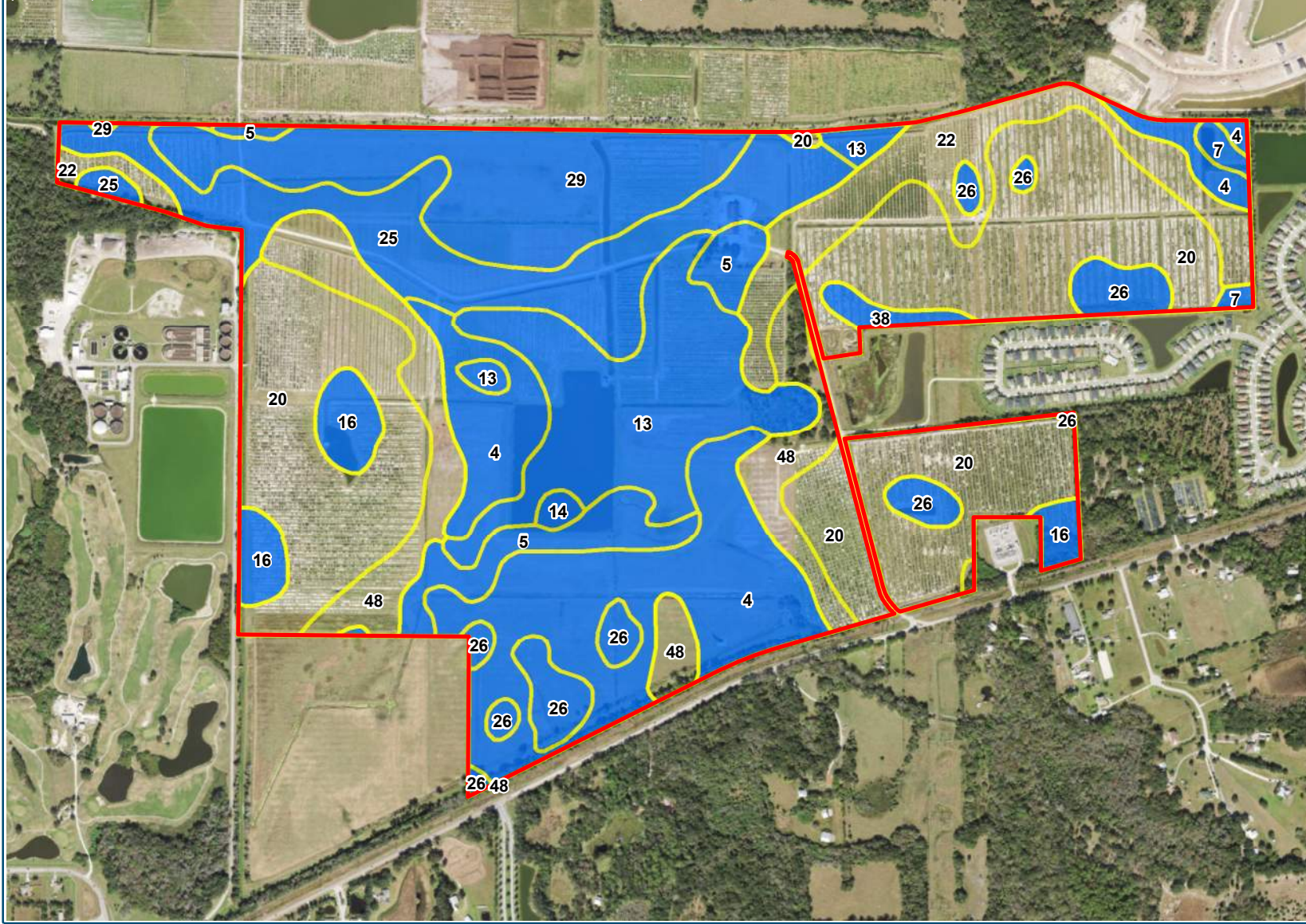
Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: Aerial Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 3 – Soils Map

Label	Type	Acreage (ac.)
Non-Hydric Soil		
20	EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes	153.08
22	Felda fine sand, 0 to 2 percent slopes	37.37
48	Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes	42.73
Hydric Soil		
4	Bradenton fine sand, 0 to 2 percent slopes	80.91
5	Bradenton fine sand, limestone substratum	20.51
7	Canova, Anclote, and Okeelanta soils	2.88
13	Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes	58.84
14	Chobee variant sandy clay loam	1.63
16	Delray complex	14.05
25	Floridana-Immokalee-Okeelanta association	22.53
26	Floridana fine sand, 0 to 2 percent slopes	56.44
29	Manatee mucky loamy fine sand	55.43
38	Palmetto sand	3.65





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Water Resource Associates, LLC.

-  Project Boundary (550.00 ac.)

SSURGO USDA Soil

Non-Hydric Soil

 20 : EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes (153.08 ac.)

 22 : Felda fine sand, 0 to 2 percent slopes (37.37 ac.)

 48 : Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes (42.73 ac.)

SSURGO USDA Soil

Hydric Soil

 4 : Bradenton fine sand, 0 to 2 percent slopes (80.91 ac.)

 5 : Bradenton fine sand, limestone substratum (20.51 ac.)

 7 : Canova, Anclote, and Okeelanta soils (2.88 ac.)

 13 : Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes (58.84 ac.)

 14 : Chobee variant sandy clay loam (1.63 ac.)

 16 : Delray complex (14.05 ac.)

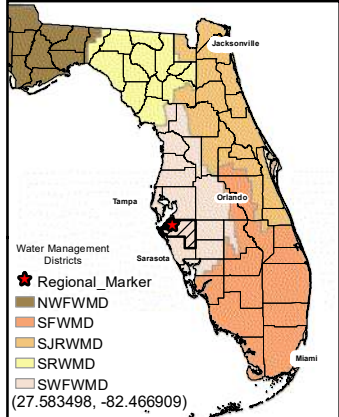
 25 : Floridana fine sand, 0 to 2 percent slopes (56.44 ac.)

 26 : Floridana-Immokalee-Okeelanta association (22.53 ac.)

 29 : Manatee mucky loamy fine sand (55.43 ac.)

 38 : Palmetto sand (3.65 ac.)

County Map



Water Management Districts

 Regional_Marker

NWFWMD

SFWMD

SJRWMD

SRWMD

SWFWMD

S: 23 - 26

T: 33S

R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.
Datum: NAVD88



1 inch = 1,100 feet

0

375

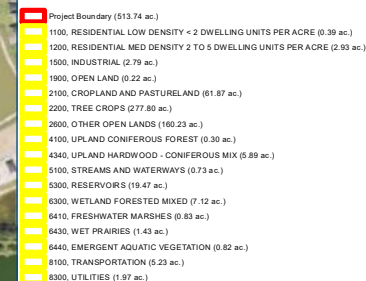
750

1,500 Feet

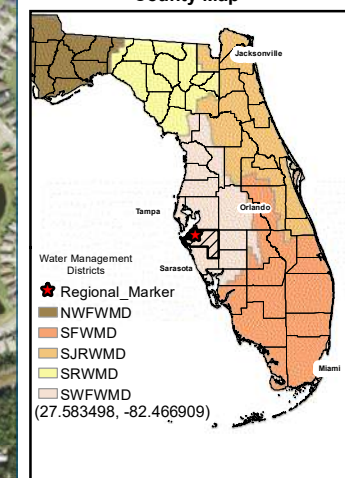
Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: USDA Soil Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date: 10/13/2022

Exhibit 4 – FLUCCS Map

Engineering ~ Environmental Science ~ Water Resource ~ Survey
Water Resource Associates, LLC.

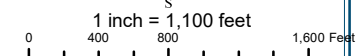


County Map



S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee
County Property Appraiser.
2020 aerials obtained from ESRI.
FLUCCS obtained from SWFWMD.



Client: Metro

Project Name: Parrish Lakes Phase 2

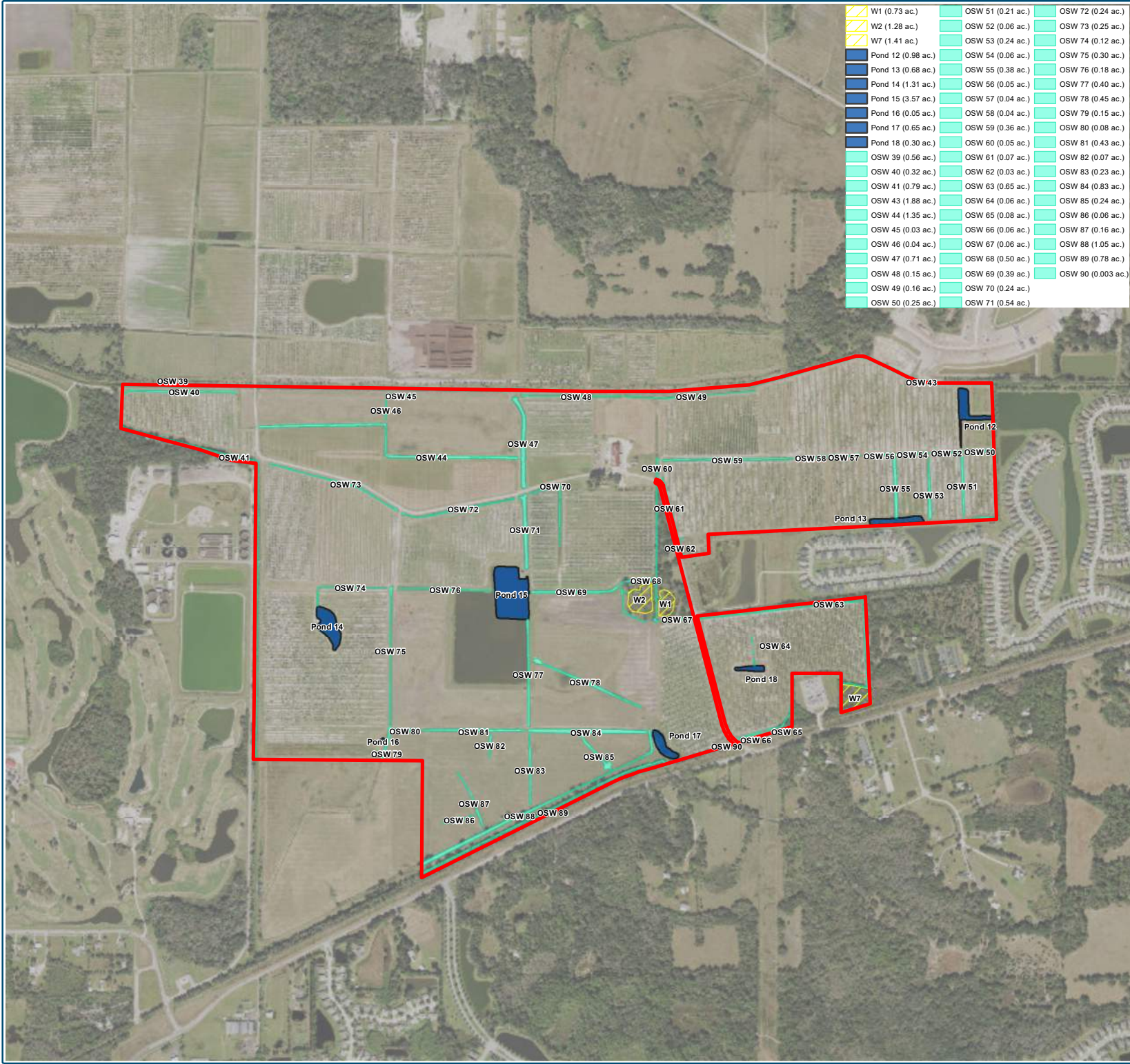
Manatee County, FL

File Name: SWFWMD FLUCCS Map

Original Date: 8/31/2022

GIS Operator: LS	Job Number: 2314	Revision Date:
---------------------	---------------------	----------------

Exhibit 5 – Wetland Map



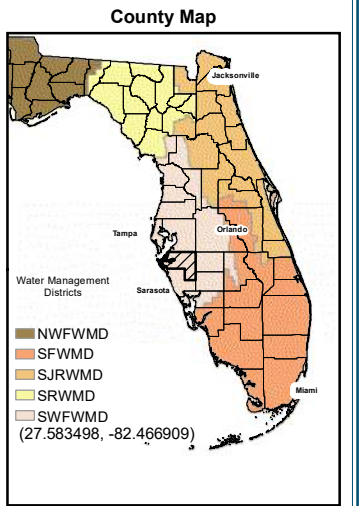
W1 (0.73 ac.)	OSW 51 (0.21 ac.)	OSW 72 (0.24 ac.)
W2 (1.28 ac.)	OSW 52 (0.06 ac.)	OSW 73 (0.25 ac.)
W7 (1.41 ac.)	OSW 53 (0.24 ac.)	OSW 74 (0.12 ac.)
Pond 12 (0.98 ac.)	OSW 54 (0.06 ac.)	OSW 75 (0.30 ac.)
Pond 13 (0.68 ac.)	OSW 55 (0.38 ac.)	OSW 76 (0.18 ac.)
Pond 14 (1.31 ac.)	OSW 56 (0.05 ac.)	OSW 77 (0.40 ac.)
Pond 15 (3.57 ac.)	OSW 57 (0.04 ac.)	OSW 78 (0.45 ac.)
Pond 16 (0.05 ac.)	OSW 58 (0.04 ac.)	OSW 79 (0.15 ac.)
Pond 17 (0.65 ac.)	OSW 59 (0.36 ac.)	OSW 80 (0.08 ac.)
Pond 18 (0.30 ac.)	OSW 60 (0.05 ac.)	OSW 81 (0.43 ac.)
OSW 39 (0.56 ac.)	OSW 61 (0.07 ac.)	OSW 82 (0.07 ac.)
OSW 40 (0.32 ac.)	OSW 62 (0.03 ac.)	OSW 83 (0.23 ac.)
OSW 41 (0.79 ac.)	OSW 63 (0.65 ac.)	OSW 84 (0.83 ac.)
OSW 43 (1.88 ac.)	OSW 64 (0.06 ac.)	OSW 85 (0.24 ac.)
OSW 44 (1.35 ac.)	OSW 65 (0.08 ac.)	OSW 86 (0.06 ac.)
OSW 45 (0.03 ac.)	OSW 66 (0.06 ac.)	OSW 87 (0.16 ac.)
OSW 46 (0.04 ac.)	OSW 67 (0.06 ac.)	OSW 88 (1.05 ac.)
OSW 47 (0.71 ac.)	OSW 68 (0.50 ac.)	OSW 89 (0.78 ac.)
OSW 48 (0.15 ac.)	OSW 69 (0.39 ac.)	OSW 90 (0.003 ac.)
OSW 49 (0.16 ac.)	OSW 70 (0.24 ac.)	
OSW 50 (0.25 ac.)	OSW 71 (0.54 ac.)	



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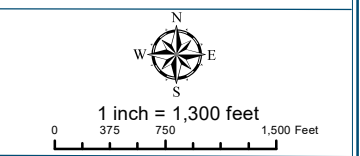
Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

 Project Boundary (550.00 ac.)



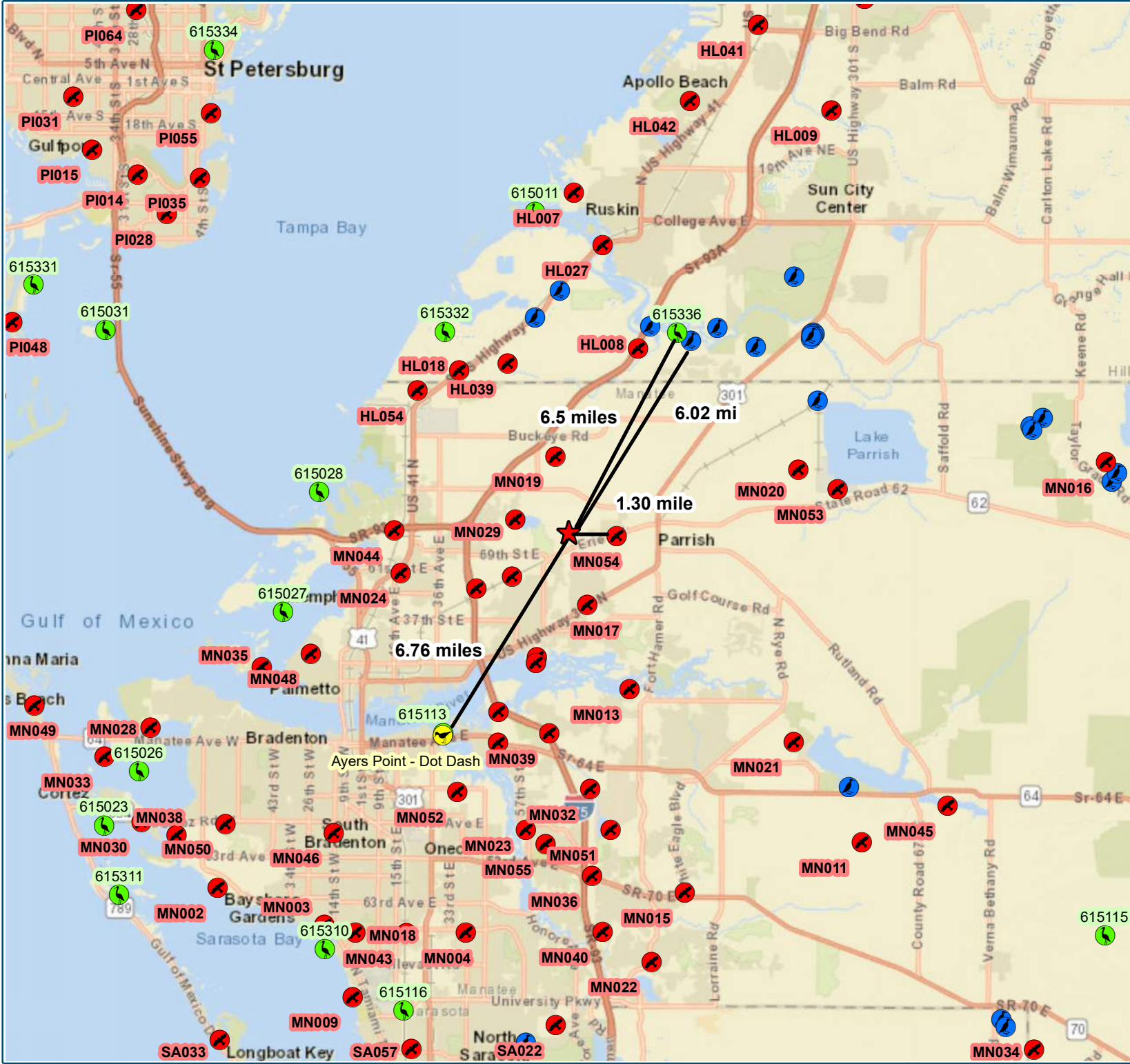
S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.
Datum: NAVD88



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: Wetland Map		
Original Date: 10/13/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 6 – Regional Wildlife Map



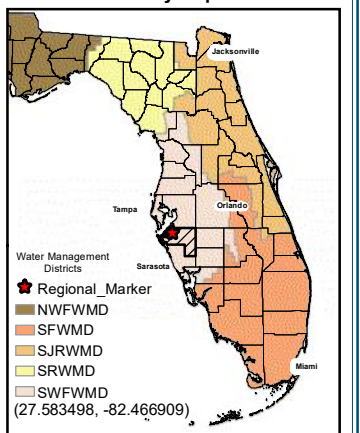


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-  Regional_Marker
-  Bald Eagle Nests
-  Wood Stork Nests
-  Wading Bird Colonies
-  Scrub Jay

County Map



Water Management Districts

-  Regional_Marker
-  NFWFMD
-  SFWMD
-  SJRWMD
-  SRWMD
-  SWFWMD

(27.583498, -82.466909)

S: 23 - 26 T: 33S R: 18E

Notes:

Street background obtained from ESRI basemaps.

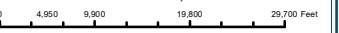
All species layers were obtained from FWC&USFWS.

Project lies within USFWS consultation areas for:

- Florida Scrub Jay, Woodstork Foraging, and crested caracara
- Core Woodstork foraging area: Ayers Point - Dot Dash
- Wading Bird Colony: 615113
- Eagle Nest: MN 054 Last Surveyed: 2016
- Scrub-jay (6.02 mi) 9/30/2010

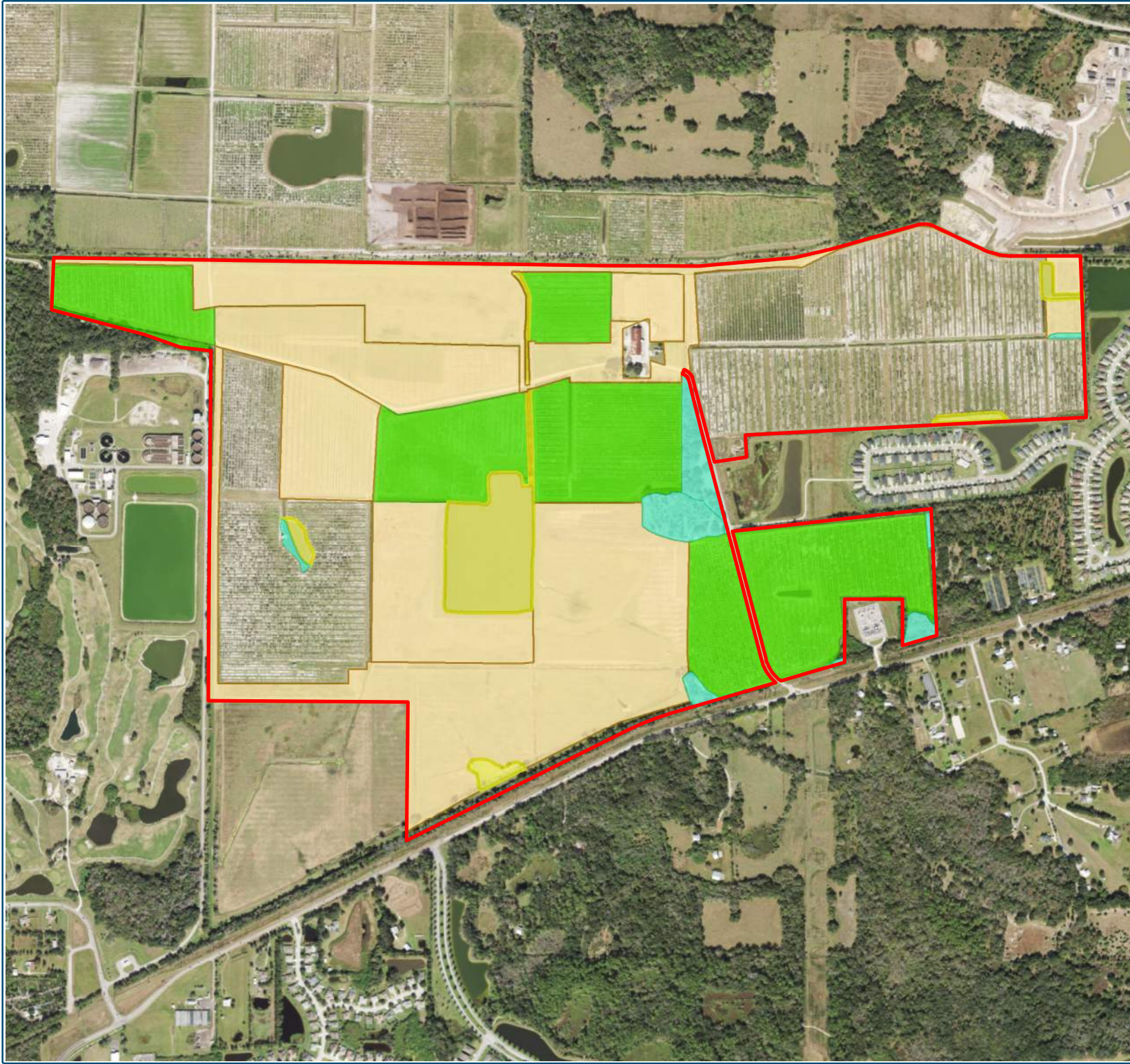


1 inch = 20,000 feet



Client: Metro		
Project Name: Parrish Lakes PH 2		
Manatee County, FL		
File Name: Regional Wildlife Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 7 – Potential Wildlife Habitat Map



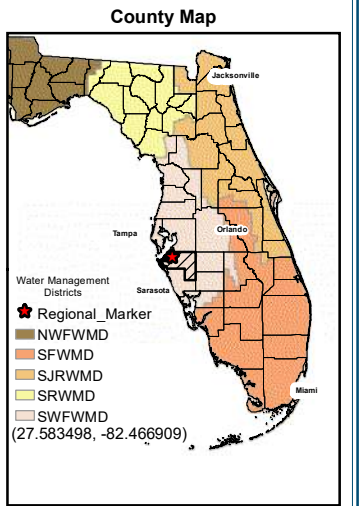


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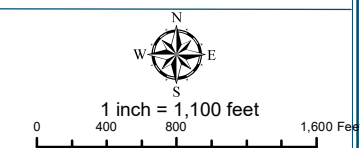
Water Resource Associates, LLC.

-  Project Boundary (513.74 ac.)
-  Bald Eagle, Kestrel (122.53 ac.)
-  Gopher Tortoise (222.31 ac.)
-  Wading birds, Wood stork (12.93 ac.)
-  Wading birds, Wood stork, Fl sandhill crane (22.46 ac.)



S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: Potential Habitat Map		
Original Date: 10/13/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 8 – Bald Eagles Nest Map

Similar activities (roadway and residential development) occur closer to the nest than 522 feet. Therefore, a bald eagle disturbance permit is not required to construct our project. Since the nest is not visible from the activity (due to off-site tree screening), the construction activities may occur within the nesting season. We recommend bald eagle nest monitoring during the nesting season (if work is occurring within 660 feet of the nest) to ensure the eagles are not disturbed.

 Project Boundary
 (551.75 ac.)

Bald Eagle Nest

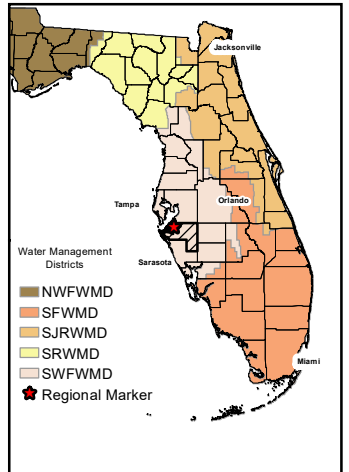
 MN066

 330ft Buffer

 660ft Buffer

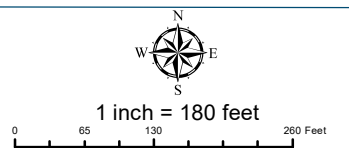
 Construction activities allowed during the nesting season (0.37 ac)

County Map



S: 23,24,25,&26 T: 33S R: 18E

Notes:
 2023 aerials obtained from Google Earth.
 Bald Eagle: Lat: 27.574993; Long: -82.471001
 Distances are showing how far to nearest recent construction.



Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Eagle Nest Map

Original Date: 10/14/2022

GIS Operator: RL	Job Number: 2344	Revision Date: 9/5/2023
---------------------	---------------------	----------------------------

Bald eagle nest not visible from the Project.

522ft
 148ft
 48ft
 MN066
 Erie Rd
 9062
 9418

Environmental Considerations Report

Parrish Lakes Phase II

Manatee County, Florida

Prepared For

Hawk Land Investors New, LLC
c/o: John Ryan
2502 N. Rocky Point Dr., Suite 1050
Tampa, FL

Submitted To

Southwest Florida Water Management District
c/o: Cliff Ondercin
7601 Highway 301 North
Tampa, FL 33637

Florida Department of Environmental Protection
c/o: Gerald "JJ" Loesch
13051 Telecom Parkway North
Temple Terrace, FL 33637



January 2023

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- Exhibit 1. Regional Location Map
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- Exhibit 4. FLUCCS Map
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- Exhibit 8. Bald Eagles Nest Map

Contributors:

Project Scientists:	Matthew P. Miller, M.S., P.W.S. Chris Stiegler Jessica DeCastro
Project Engineer:	Clint Cuffle, P.E.

PROJECT DESCRIPTION

The Parrish Lakes Phase II Project (Project) (Parcel IDs: 650900109, 651900059, 652000059, 652100009, 653000059, 653100059, 653300004, 653300059, 653800003, 654000009, 654900000, 655400000, 655100006, and 655500059) consists of an approximately 551.75-acre site and is located in Parrish, Manatee County, within Sections 23, 24, 25, and 26, Township 33S, Range 18E. The Project is situated approximately 2.10 miles west of the US301/Erie Road intersection (**Exhibit 1. Regional Location Map** and **Exhibit 2. Aerial Map**). The Project is proposing a residential development on the site. The current, surrounding land uses include residential, reservoirs, cropland and pastureland, and wetland forested mixed.

ENVIRONMENTAL CONSIDERATIONS

Soils

The Soil Survey of Manatee County, Florida (**Exhibit 3. Soil Map**) was reviewed and mapped. Soils mapped for the project are listed below (**Table 1**).

Table 1. Project Soils.

Soil Number	Soil Name	Soil Acreage
4	Bradenton Fine Sand, 0 to 2 Percent Slopes	80.90
5	Bradenton Fine Sand, Limestone Substratum	20.51
7	Canova, Anclote, and Okeelanta soils	2.88
13	Chobee Loamy Fine Sand, Frequently Ponded, 0 to 1 Percent Slopes	58.83
14	Chobee Variant Sandy Clay Loam	1.63
16	Delray Complex	14.05
20	EauGallie Fine Sand	154.63
22	Felda Fine Sand, 0 to 2 Percent Slopes	37.53
25	Floridana Fine Sand, 0 to 2 Percent Slopes	56.44
26	Floridana – Immokalee – Okeelanta Association	22.52
29	Manatee Mucky Loamy Fine Sand	55.43
38	Palmetto Sand	3.65
48	Wabasso-Wabasso, Wet, Fine Sand, 0 to 2 Percent Slopes	42.75

Soils in **BOLD** are listed as “hydric” per the USDA-NRCS list of hydric soils in Manatee County, FL. The general site review found soil types to be consistent with the mapped soil types.

Land Use

Vegetation and Community Types

The land use categories reviewed on these project areas were evaluated by WRA using the Florida Land Use, Cover and Forms Classification System (FLUCCS), Florida Department of Transportation (FDOT) Handbook (January 1999) as a guideline.

On February 7 and 9-11, 2022, WRA Environmental Scientists conducted a Project assessment throughout the entire 551.75-acre Project. Onsite land use mapping (via GPS) was performed, and site-specific data was also collected to classify habitat types based on the results from the desktop analysis. This included, but was not limited to, a review

of the current Soil Survey of Manatee County in GIS and the data gathered during the onsite assessment. Fieldwork consisted of traversing each habitat type within the Project using a combination of pedestrian and vehicular surveys. The boundaries that are shown on the FLUCCS map identify the estimated acreages (**Exhibit 4 - FLUCCS Map**) as identified during field surveys. The land uses identified within the project area include the following:

The FLUCCS code land uses identified within this Project's boundary include:

- 110 – Residential – Low Density;
- 211 – Improved Pastures;
- 221 – Citrus Groves;
- 423 – Oak-Pine-Hickory;
- 510 – Streams and Waterways (Ditch);
- 530 – Reservoirs (Pond); and
- 630 – Wetland Forested Mixed.

Uplands

110 – Residential – Low Density (6.60 ac.)

FLUCCS Definition: This land use includes residential properties at a density of less than two dwellings per acre.

Project Specific Assessment: This land use can be found in the center of the Project and includes an old farm house and a large barn.

211 – Improved Pasture (160.75 ac.)

FLUCCS Definition: This land use includes agricultural land which has been cleared, tilled, and reseeded with specific grass types and periodically improved with brush control and fertilizer application. Ponds, troughs feed bunkers, and cow trails are sometimes evident within this land use type.

Project Specific Assessment: This land use can be found throughout much of the central portion of the Project. Dominant vegetation includes a variety of pasture grasses.

221 – Citrus Groves (323.62 ac.)

FLUCCS Definition: This land use includes agricultural land managed for the production of citrus crops.

Project Specific Assessment: This land use is the predominant use within the Project. Many of the citrus trees associated with this land use type are dead or dying and are overgrown with tall grasses.

423 – Oak-Pine-Hickory (17.57 ac.)

FLUCCS Definition: This land use is composed of mixed forested land in which no single hardwood species is consistently dominant. This is predominantly hardwood forest in which various southern pines are major associate species.

Project Specific Assessment: This land use can be found in the uplands surrounding several of the forested wetlands and some of the ditches within the Project. Dominant vegetation consists of a homogenous mixture of live oak and slash pine with a groundcover of various mowed grasses.

Wetlands (Exhibit 5. Wetland Map)

510 – Streams and Waterways (Ditch) (15.98 ac.)

FLUCCS Definition: This land use includes rivers, creeks, canals and other linear water bodies.

Project Specific Assessment: This land use can be found throughout the Project and is a part of the irrigation system for farming activities. There is a Formal Wetland Determination on the Project (**Permit No. 43668.000**) which approves the acreage of most systems below. The acreage differs from the Formal in OSW 76 and OSW 77 as portions of these ditches were encompassed by a later expansion of Pond 15. Systems within this land use include:

- OSW-39 (0.11 ac.) – This system is part of the Buffalo Canal located in the northwest of the Project and continues outside the Project to the east and west. Dominant vegetation along the banks includes overhanging cabbage palm (*Sabal palmetto*) and Peruvian primrosewillow (*Ludwigia peruviana*), cogon grass (*Imperata cylindrica*), Guinea grass (*Urochloa maxima*), smutgrass (*Sporobolus indicus*), and various pasture grasses. Vegetation within the ditch is sparse and consists of scattered cattail (*Typha sp.*) and occasional water hyacinth (*Eichhornia crassipes*) flowing downstream with the current.
- OSW-40 (0.32 ac.) – This system is an upland-cut irrigation ditch located in the northwest corner of the Project, just south of the Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth (*Lemna sp.*) in places of still water.
- OSW-41 (0.79 ac.) – This system is an upland-cut irrigation ditch located in the northwest corner of the Project and continues outside the Project to the northwest and south. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-43 (1.88 ac.) – This system is part of the Buffalo Canal, located along the northern boundary of the Project. Dominant vegetation along the banks includes overhanging cabbage palm and Peruvian primrosewillow, cogon grass, Guinea grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and consists of scattered cattail and occasional water hyacinth flowing downstream with the current.
- OSW-44 – (1.35 ac.) – This system is an upland-cut irrigation ditch located in the northwest portion of the Project and connects to OSW-47 to the east. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-45 (0.03 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-46 (0.04 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-47 (0.71 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation includes cogon grass, smutgrass, and various pasture grasses along the banks and little to no vegetation within the ditch.
- OSW-48 (0.15 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-49 (0.16 ac.) – This system is an upland-cut irrigation ditch located in the northern portion of the Project just south of Buffalo Canal. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water

hyacinth in places of still water.

- [illegible]

Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.

- OSW-67 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-68 (0.50 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-69 (0.39 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-70 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-71 (0.54 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 15. Dominant vegetation includes cogon grass, smutgrass, and various pasture grasses along the banks and little to no vegetation within the ditch.
- OSW-72 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-73 (0.25 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-74 (0.12 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 14. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-75 (0.30 ac.) – This system is an upland-cut irrigation ditch located in the central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-76 (0.18 ac. on the Formal) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 15. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-77 (0.40 ac. on the Formal) – This system is an upland-cut irrigation ditch located in the central portion of the Project and is associated with Pond 15. This system was originally 0.40 acres on the Formal, but the reduced acreage reflects the Pond 15 expansion that encompassed a portion of this ditch. Dominant vegetation includes cogon grass, smutgrass, and various pasture grasses along the banks and little to no vegetation within the ditch.
- OSW-78 (0.45 ac.) – This system is an upland-cut irrigation ditch located in the south-central portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-79 (0.15 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project, continues outside the Project to the south, and is associated with Pond 16. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-80 (0.08 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-81 (0.43 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses.

Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.

- OSW-82 (0.07 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-83 (0.23 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-84 (0.83 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-85 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-86 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-87 (0.16 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-88 (1.05 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-89 (0.78 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-90 (0.003 ac.) – This system is an upland-cut irrigation ditch located in the southern portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.

530 – Reservoirs (23.85 ac.)

FLUCCS Definition: This land use type consists of artificial impoundments of water.

Project Specific Assessment: This land use can be found throughout the project. There is a Formal Wetland Determination on the Project (**Permit No. 43668.000**) which approves the original 7.54 acres of the ponds listed below. The additional 16.31 acres in this land use are due to a reservoir expansion adjacent to Pond 15 which was constructed starting in 2017. Systems within this land use include:

- Pond 12 (0.98 ac.) – This system is an upland-cut reservoir located in the northeastern portion of the Project. Standing water was observed within this system during the field review.
- Pond 13 (0.68 ac.) – This system is an upland-cut reservoir located in the northeastern portion of the Project. Standing water was observed within this system during the field review.
- Pond 14 (1.31 ac.) – This system is an upland-cut reservoir located in the west-central portion of the Project. Standing water was observed within this system during the field review.
- Pond 15 (19.88 ac, originally 3.57 ac. on the Formal) – This system is an upland-cut reservoir located in the central portion of the Project. Standing water was observed within this system during the field review.
- Pond 16 (0.05 ac.) – This system is an upland-cut reservoir located in the southern portion of the Project. Standing water was observed within this system during the field review.
- Pond 17 (0.65 ac.) – This system is an upland-cut reservoir located in the southern portion of the Project. Standing water was observed within this system during the field review.
- Pond 18 (0.30 ac.) – This system is an upland-cut reservoir located in the eastern portion of the Project. Standing water was observed within this system during the field review.

630 – Wetland Forested Mixed (3.39 ac.)

FLUCCS Definition: This land use type includes mixed wetland forest communities in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition.

Project Specific Assessment: This land use type can be found in pockets throughout the southeast portion of the Project. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges. Wetlands within this land use include:

- Wetland 1 (0.73 ac.) – This is a wetland forested mixed system located in the east-central portion of the Project, and is associated with OSW-67 and OSW-68. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges.
- Wetland 2 (1.28 ac.) – This is a wetland forested mixed system located in the east-central portion of the Project, and is associated with OSW-67 and OSW-68. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges.
- Wetland 7 (1.38 ac.) – This is a wetland forested mixed system located in the southeast corner of the Project and continues outside the Project boundary to the southeast. Dominant vegetation includes laurel oak, water oak, red maple, cabbage palm, and a variety of hydric grasses and sedges.

FISH, WILDLIFE, LISTED SPECIES AND THEIR HABITAT

A WRA scientist conducted a desktop review of available published information from federal and state online databases. Data collection consisted of literature review of existing sources for information useful in identifying the occurrence or potential occurrence of wildlife species listed as Endangered, Threatened, Candidate, or of Special Concern (collectively recognized as listed species), as defined by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FFWCC) which represents the state interests in species protection. The Florida Department of Agriculture and Consumer Services (FDACS) is responsible for the protection of listed plant species in the state.

The desktop review also included location and evaluation of designated critical habitat, suitable habitat, and land uses with the potential to support listed species. Information on existing observation records and potential presence of species was reviewed using GIS-based mapping information for federal and state listed species. The primary source for this mapping information came from the USFWS, FFWCC, and Florida Natural Areas Inventory (FNAI) databases. Additional resources, such as the FNAI Field Guides and Rare and Endangered Biota of Florida Series, were also used to evaluate habitat and vegetative community requirements for those species potentially occurring within the Project (**Attachment A – Listed Species Occurrences – Manatee County, Florida**).

With the guidance of GIS based data and project specific mapping, a field review of existing habitats was conducted that included meandering pedestrian transects throughout all designated habitat types. WRA scientists determined the presence, or lack of protected wildlife species according to a Company-specific methodology (**Attachment B – General Wildlife Survey Methodology**). The main species searched for on the property were the gopher tortoise (*Gopherus polyphemus*), Eastern indigo snake (*Drymarchon couperi*), bald eagle (*Haliaeetus leucocephalus*), Southeastern American kestrel (*Falco sparverius paulus*), Florida sandhill crane (*Grus canadensis pratensis*), wood stork (*Mycteria americana*), Florida scrub-jay (*Aphelocoma coerulescens*), Crested caracara (*Caracara cheriway*), listed wading birds, shorebirds, and listed plant species, though all appropriate species were considered (**Exhibit 6 - Regional Wildlife Map & Exhibit 7 - Potential Habitat Maps**).

Based on the information gathered through the desktop analysis and the data obtained from the site assessments, a Determination of Effect has been designated for each of the discussed species through the terminology that is specific to WRA and does not directly reflect categories specified by USFWS (**Table 2 –Determination of Effect**).

Table 2. Species Action Determination

Table 2 - Determination of Effect (based on the Federal Endangered Species Act).	
No effect	The proposed action will not affect a listed species or its habitat, typically due to a lack of suitable on-site habitat. No follow-up surveys for these species are recommended as necessary.
May affect, not likely to adversely affect (MANLAA)	The proposed action effects on listed species are expected to be discountable, insignificant, or completely beneficial. A pre-construction survey may be required to document species absence, to ensure minimization efforts are implemented (if present), or to permit the relocation of gopher tortoises through the FWC.
May affect	The appropriate conclusion when a proposed action may pose any effects on listed species or designated critical habitat. Further coordination with the state or federal agency may be required to mitigate the project's effect on a listed species.
Jeopardy	The appropriate conclusion when a proposed action would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species.

Eastern Indigo Snake

The Eastern indigo snake is listed by the FFWCC as State-designated Threatened (ST) and by the USFWS as Threatened (FT). This species is known to occupy a wide variety of habitats including pine flatwoods, hardwood forests and forested wetlands, as well as wet and dry prairies. Although this species seems to be strongly associated with upland/dry and well-drained soils, it also frequents streams and swamps. In drier communities where habitat use coincides, Eastern indigo snakes will occasionally use gopher tortoise burrows for shelter. No Eastern indigo snakes were observed during the WRA field assessments.

To determine the impact this permit might have on this species, a WRA ES used the Eastern Indigo Snake Programmatic Effect Determination Key (North Florida, USFWS, 2017). Use of the Key for the Eastern Indigo Snake resulted in the following sequential determination:

A₁ – Project is not located in open water or salt marsh

B₁ – Permit will be conditioned for use of the Service's most current guidance for *Standard Protection Measures for Eastern indigo Snake* during site preparation and construction.

C₁ – There are no gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities.

D₂ – The project will impact more than 25 acres of xeric habitat supporting less than 25 active or inactive gopher tortoise burrows.

E₁ – Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than Gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an indigo snake, no work will commence until the snake has vacated the vicinity of the proposed work.

The construction contractor will adopt the "Standard Protection Measures" published in 2017 by USFWS. Based on the site review and the Effect Determination Key WRA expects the project will be "May affect, not likely to adversely affect (MANLAA)" for Eastern indigo snake. The determination of **MANLAA** based on the USFWS Programmatic

Effect Determination Key fulfills the requirements of Section 7 of the Endangered Species Act and no further action is required.

Gopher Tortoise

The Gopher tortoise is listed as a Candidate species by the USFWS and State Threatened (ST) by FFWCC. The gopher tortoise occurs in sandhill (pine-turkey oak associations), sand pine scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes and mixed hardwood pine communities. These burrows are known to serve as refuge to many species, some of which are protected (e.g., Eastern indigo snake and Florida pine snake (*Pituophis melanoleucus*)).

Based on the desktop data review (literature review and database search), suitable gopher tortoise habitat was identified within the Project in the improved pasture and citrus groves FLUCCS. A Florida Fish and Wildlife Commission (FFWCC) Authorized Gopher Tortoise Agent with WRA conducted an approximate 30% pedestrian transect survey of the project area and found no gopher tortoises or their associated burrows within the Project site.

WRA has determined that the project will have an Action Determination of MANLAA for the gopher tortoise. It is recommended that a 100% gopher tortoise survey be conducted prior to construction to verify the presence or absence of gopher tortoises or their burrows within the Project.

Bald Eagle

The bald eagle was delisted by USFWS and FFWCC in August 2007 as a result of positive recovery of the species. Although the bald eagle was delisted, it continues to be protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

The FFWCC database research of bald eagle nest location identified 1 documented active nest sites within a one (1) mile radius of the Project. Nest MN066 is the nearest documented eagle nest and was confirmed as active by WRA. The nest is located 522 feet west of the Project site and was last inactive and surveyed in 2023.

Federal and state guidelines for the bald eagle require that certain activities may be conducted outside a 660-foot radius distance outward from a nest tree. Per the 2007 USFWS Bald Eagle Monitoring Guidelines, monitoring of the active nest is required if construction activities are to take place within the 660-foot radius during the nesting season (October 1 – May 15).

Nest MN066 was field verified. Attached is the updated map of the eagles nest and the 330' and 660' buffer. Nest MN066 is not visible from the proposed construction activities due to the dense slash pines surrounding the nest and along the canal; therefore, construction activities may occur during the nesting season. If work is done within the 660 buffer during the nesting season, we recommend bald eagle nest monitoring per the guidelines to ensure that the eagles are not being disturbed. A bald eagle disturbance permit will not be required since there are similar activities (roadway improvements and residential development) closer to and directly adjacent to the nest. **(Exhibit 8 – Bald Eagles Nest Map)**

Southeastern American Kestrel

The southeastern American kestrel is considered as State Threatened (ST) by FFWCC. The species is not federally listed under the Endangered Species Act, but is protected under the MBTA. The preferred habitat for the kestrel includes open woodlands, sandhill communities, fire-maintained pine savannah and several alternative habitats such as pastures and open fields located in residential areas. Within these habitat types, the kestrels will nest inside tree cavities already excavated and created by woodpeckers. Based on mapping available from the FFWCC, the Project is within the known range of the southeastern American kestrel.

While conducting the onsite assessment, one kestrel individual was observed. However, since the survey occurred outside of the breeding season (mid-March to early June), it cannot be determined if this was a local southeastern

American kestrel or the migratory species. The Project is located within the known range of the southeastern American kestrel and does contain potential foraging habitat within the improved pasture and citrus grove community types. Several cavities were identified during the listed species survey and were marked as potential nesting.

Therefore, based on the current onsite conditions and the data retrieved during the desktop analysis, the proposed Project is determined as “**MANLAA**” for this species. A southeastern American kestrel survey may need to be performed within the Project between April and August, prior to construction, to demonstrate presence or absence of the species. If identified, consultation with FFWCC will occur to avoid the take of the species.

Florida Sandhill Crane

The Florida sandhill crane is listed as State threatened by FFWCC. The Florida sandhill crane is commonly found in wet prairies, marshy lake regions, low-lying pastures (including improved pastures), and shallow water open areas. Nesting occurs in marshy depressional ponds vegetated by pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria spp.*), fire flag (*Thalia geniculata*), maidencane (*Panicum hemitomon*), and other herbaceous vegetation. Nesting usually begins in January and may extend through August. In Central and Southwest Florida, the average egg-laying date is usually between February 22 and March 3 and incubation lasts for 29-31 days.

During the field review, no observations of Florida sandhill cranes or their nests were observed and there is no preferred nesting habitat within the Project. Florida sandhill cranes are afforded the following protective measures during the nesting season: If an active nest is identified, a 400-foot buffer around the nest during construction will be necessary to ensure no adverse impacts occur to the nest. The Project Determination of Effect is “**no effect**” for the Florida sandhill crane.

Wood Stork

The wood stork is classified as a threatened species by USFWS and as State Threatened by the FFWCC. Database research containing information from other agencies identified no documented or active nest sites within a one (1) mile radius of the Project. The nearest nesting site is 6.76 miles southwest of the Project. The Project is located within 15 miles of one (1) nesting colony. The 15-mile radius is considered the extent of a Core Foraging Area for colonies located in Central Florida Counties. The nesting colony includes:

- Ayers Point – Dot Dash

During the site review, no wood storks were observed. There are 42.993 acres of wetlands and OSW on the Project. There are 3.39 acres of wetland within the Project, no wetland impacts are proposed.

Impacts are only expected in historically upland-cut irrigation ditches and ponds. These ditches are constructed with the intention of conveying water for use in irrigating the citrus groves from the ponds on site. These ditches are regularly maintained to facilitate flow through this irrigation system and generally only have vegetation on the banks of the ditch which is regularly mowed and sprayed in most cases. The banks of Buffalo Canal tend to have the most vegetation and overhanging cabbage palm. Ditch slopes tend to be steep on site, often greater than 100% slope. For these reasons, WRA does not consider these irrigation ditches to be suitable foraging habitat.

If there are impacts made to any Suitable Foraging Habitat (SFH) (i.e., Freshwater marshes) the Wood Stork determination key will be considered. A review of the Wood Stork Key for Central and North Florida Determination Key (USFWS, 2008) will result in the following sequential determination:

A₂ – Project is more than 2,500 feet from a colony site

B₁ – Project does not impact SFH

It is expected that the loss of the impacted ditches will have a negligible impact on wood stork foraging. The proposed Project is determined to have “**No Effect**” on this species.

Florida Scrub Jay

The Florida Scrub-Jay is listed as threatened by the USFWS and as State Threatened by the FFWCC. This project site is located within the Florida Scrub-Jay consultation area.

The scrub-jay has specific habitat needs. It is endemic to peninsular Florida’s ancient dune ecosystems or scrubs, which occur on well-drained to excessively well-drained sandy soils. This relict oak-dominated scrub, or xeric oak scrub, is essential habitat to the scrub-jay.

This community type is adapted to nutrient-poor soils, periodic drought, and frequent fires. Xeric (dry) oak scrub on the Lake Wales Ridge is predominantly made up of four species of stunted, low-growing oaks: sand live oak, Chapman oak (*Q. chapmanii*), myrtle oak (*Quercus myrtifolia*), and scrub oak (*Quercus inopina*). In optimal habitat on the Lake Wales Ridge, these oaks are 3 to 10 feet high, interspersed with 10 to 50 percent un-vegetated, sandy openings, and a sand pine (*Pinus clausa*) canopy of less than 20 percent. Trees and dense herbaceous vegetation are rare. Other vegetation noted along with the oaks includes saw palmetto and scrub palmetto (*Sabal etonia*), as well as woody shrubs such as Florida rosemary (*Ceratiola ericoides*) and rusty lyonia (*Lyonia ferruginea*).

Scrub-jays occupy areas with less scrub oak cover and fewer openings in southwest Florida than is typical of xeric oak scrub habitat on the Lake Wales Ridge. Optimal scrub-jay habitat occurs as patches with the following attributes:

1. Ten to 50 percent of the oak scrub made up of bare sand or sparse herbaceous vegetation;
2. Greater than 50 percent of the shrub layer made up of scrub oaks;
3. A mosaic of oak scrubs that occur in optimal height (4 to 6 feet) and shorter;
4. Less than 15 percent canopy cover; and
5. Greater than 984 feet from a forest

These conditions do not occur on the Project. Based on the most recent statewide Florida scrub jay survey (1992-93), there were no individuals observed on or adjacent to the Project. The nearest recorded observations and suitable habitat for this species is approximately 6.02 miles north of the project. Due to the lack of preferred habitat and no known occurrences within close proximity of the Project, the proposed Project Determination of Effect is “**No Effect**” on this species.

Crested Caracara

The crested caracara is listed as “Threatened” by FFWCC and USFWS. The crested caracara is commonly found in open country, including dry prairie and pasture lands with cabbage palm, cabbage palm/live oak hammocks, and shallow ponds and sloughs. Preferred nest trees are cabbage palms, followed by live oaks. Little is known about the reproduction of the caracara. Eggs from caracaras in Florida have been found from September to April, with the breeding season seeming to peak from January to March.

The Project is located within the FFWCC Crested Caracara Consultation Area, however no preferred habitat was identified within the Project, and no crested caracara or associated nests were identified within the Project during field reviews. Therefore, based on the information gathered from desktop analysis combined with the onsite assessment the proposed Project is expected to have “**No Effect**” on this species.

Wading birds

There are six wading bird species in Florida that are considered imperiled and have protections for nesting and foraging habitat. There are several regulations that account for various federal and state protections. The MTBA is

the federal protection and the state protection is found in Chapter 68A-27.003 FAC. The protected wading birds include the reddish egret (*Egretta rufescens*), snowy egret (*Egretta caerulea*), little blue heron (*Egretta thula*), tri-colored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*), roseate spoonbill (*Platalea ajaja*), and wood stork.

The closest active wading bird rookery is approximately 6.50 miles northeast of the Project site (Atlas number 615336). Little blue herons were observed foraging within the onsite wetlands, but no nesting was observed during the site assessment. There is potential suitable nesting habitat for wading birds within the Project. The proposed Project will have “**MANLAA**” on these species.

Listed Shorebirds

Listed shorebirds protected under the federal and state ESA that were considered in this study include the least tern (*Sterna antillarum*), black skimmer (*Rynchops niger*), American oystercatcher (*Haematopus palliatus*), snowy plover (*Charadrius nivosus*), and piping plover (*Charadrius melodus*). None of the mentioned shorebirds were observed within the Project. No nests or nesting activities were observed. The project should plan to follow the following conditions for shorebirds:

The Project should plan to follow the following conditions for shorebirds:

- Cleared sites such as areas that have undergone surface scraping may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season.
- IBNB nests have been documented on a variety of disturbed sites, including construction sites (FFWCC 2013).
- IBNB deposit their eggs in shallow depressions or scraped in the substrate, possibly lined with pebbles, grasses, or coquina shells (FWC 2013).
- Egg laying usually begins in later April or early May and colonies may range in size from a few breeding pairs to many hundreds (FFWCC 2013).

FFWCC staff recommends the following measures to avoid interference with breeding activities and to reduce potential for nesting during construction:

1. Schedule construction activities outside of the breeding season (generally April through August), if possible.
2. Clear the site only when ready to engage in continuous construction activities, and
3. Avoid leaving cleared areas with little or no activity for an extended amount of time.

If nesting is observed, we recommend contacting FWC staff to discuss necessary nest buffers and potential permitting alternatives. For additional information, please refer to FWC’s Breeding Bird Protocol for Florida’s Seabirds and Shorebirds located at the following web address [BreedingBirdProtocol.pdf \(myfwc.com\)](http://myfwc.com/BreedingBirdProtocol.pdf).

Listed Plants

Chapter 5B-40 of the Florida Administrative Code (FAC) provides the state regulation regarding the preservation of native flora of Florida. Specifically, as outlined in this chapter, “the purpose of this rule chapter is to preserve Florida’s endangered, threatened, and commercially exploited plants, and to encourage propagation of plant species through the Endangered and Threatened Native Flora Conservation Grants Program.”

WRA staff used the FNAI species tracker to identify listed flora species known to occur in Manatee County, Florida (**Attachment A**) and utilized the “Notes on Florida’s Endangered and Threatened Plants” and I Atlas of Florida Vascular Plants (<http://www.plantatlas.usf.edu>) as guides for identifying listed plants within the pedestrian survey. There were no listed plants identified during the survey.

Species Observed

During the site assessments on February 7, 9-11, 2021, red-shouldered hawks (*Buteo lineatus*), loggerhead shrike (*Lanius ludovicianus*), barn swallows (*Hirundo rustica*), vultures (*Coragyps atratus*), white pelicans (*Pelecanus erythrorhynchos*), green parakeet (*Myiopsitta monachus*), pileated woodpecker (*Dryocopus pileatus*), double-

crested cormorant (*Nannopterum auritum*), great egret (*Ardea alba*), alligator (*Alligator mississippiensis*), and river cooter (*Pseudemys concinna*) were observed within the project.

WETLAND IMPACTS

Detailed attention towards the reduction and elimination of impacts to wetlands was a high priority during the design portions of the Project. Please refer to **Table 3** below for a summary of the proposed impacts.

Table 3. Wetland Impact Summary.

Wetland/OSW Name	FLUCCS type	Wetland/OSW Size (acres)	Impact Size (acres)	Unimpacted Wetland/OSW Size (acres)
Wetland 1	630	0.73	0	0.73
Wetland 2	630	1.28	0	1.28
Wetland 7	630	1.38	0	1.38
Pond 12	534	0.98	0.98	0
Pond 13	534	0.68	0.68	0
Pond 14	534	1.31	1.31	0
Pond 15	534	19.88	19.88	0
Pond 16	534	0.05	0.05	0
Pond 17	534	0.65	0.65	0
Pond 18	534	0.30	0.30	0
OSW 39	510	0.11	0	0.11
OSW 40	510	0.32	0.32	0
OSW 41	510	0.79	0	0.79
OSW 43	510	1.88	0.57	1.31
OSW 44	510	1.35	1.35	0
OSW 45	510	0.03	0.03	0
OSW 46	510	0.04	0.04	0
OSW 47	510	0.71	0.71	0
OSW 48	510	0.15	0.15	0
OSW 49	510	0.16	0.16	0
OSW 50	510	0.25	0.25	0
OSW 51	510	0.21	0.21	0
OSW 52	510	0.06	0.06	0
OSW 53	510	0.24	0.24	0
OSW 54	510	0.06	0.06	0
OSW 55	510	0.38	0.38	0
OSW 56	510	0.05	0.05	0
OSW 57	510	0.04	0.04	0
OSW 58	510	0.04	0.04	0
OSW 59	510	0.36	0.36	0
OSW 60	510	0.05	0.05	0
OSW 61	510	0.07	0.07	0
OSW 62	510	0.03	0.03	0
OSW 63	510	0.65	0	0.65

OSW 64	510	0.06	0.06	0
OSW 65	510	0.08	0	0.08
OSW 66	510	0.06	0	0.06
OSW 67	510	0.06	0.06	0
OSW 68	510	0.50	0.50	0
OSW 69	510	0.39	0.39	0
OSW 70	510	0.24	0.24	0
OSW 71	510	0.54	0.54	0
OSW 72	510	0.24	0.24	0
OSW 73	510	0.25	0.25	0
OSW 74	510	0.12	0.12	0
OSW 75	510	0.30	0.30	0
OSW 76	510	0.18	0.18	0
OSW 77	510	0.40	0.40	0
OSW 78	510	0.45	0.45	0
OSW 79	510	0.15	0.15	0
OSW 80	510	0.08	0.08	0
OSW 81	510	0.43	0.43	0
OSW 82	510	0.07	0.07	0
OSW 83	510	0.23	0.23	0
OSW 84	510	0.83	0.83	0
OSW 85	510	0.24	0.24	0
OSW 86	510	0.06	0.06	0
OSW 87	510	0.16	0.16	0
OSW 88	510	1.05	1.05	0
OSW 89	510	0.78	0	0.78
OSW 90	510	0.003	0	0.003
Totals:		42.993	35.82	7.173

MITIGATION

The Project will impact only historically upland-cut irrigation ditches and ponds. Wetland mitigation is not required for these impacts to these systems.

ELIMINATION AND REDUCTION OF IMPACTS

The Project was designed to eliminate wetland impacts completely. There are 42.993 acres of wetlands and OSWs within the project. 35.82 acres of historically upland-cut irrigation ditches and ponds are proposed for impact.

SECONDARY AND CUMULATIVE IMPACTS

Secondary Impacts

Site plans will include a sufficient buffer around the unimpacted wetlands onsite, therefore secondary impacts are not expected to occur as a result of this project.

Sediment and erosion control measures, specifically silt fence, will be placed around the project perimeter and at the edge of the wetland buffer.

Cumulative Impacts

There are no cumulative impacts anticipated to be associated with the proposed Project.

WATER QUALITY

Water quality will not be adversely affected by the proposed Project. The proposed project, in combination with past, present and future activities, is not anticipated to result in a violation of state water quality standards. The treatment of storm water runoff associated with impervious surfaces will be designed so that it meets water quality standards and does not degrade ambient water quality.

Short-term water quality considerations will be addressed through the installation of silt fencing, at a minimum, surrounding the upland buffer preservation areas, as directed by the state licensed Project Engineer. This shall be the minimum requirement and additional protection may be required to provide assurance that state water quality standards will not be violated. Side slopes will be seeded or stabilized with sod as soon as possible following construction in accordance with standard Best Management Practices (BMPs).

PUBLIC INTEREST CRITERIA

As part of the permitting process, the state of Florida requires a project to be consistent with overall objectives and that the applicant provide reasonable assurance that proposed activities are not contrary to the public interest (Chapter 373.414 Florida Statutes). The following is presented to provide that reasonable assurance.

Health, Safety and Welfare

The purpose of the Project is to construct a residential development within a growing area in Manatee County. A professionally licensed engineer in the State of Florida has designed the proposed project using acceptable engineering practices. It is not anticipated that any hazardous, radioactive or solid waste material(s) is present onsite, or will be encountered during construction. In the event these materials are discovered during the developmental phase, construction will cease immediately and the appropriate authorities will be contacted for further guidance and direction.

The Project's construction activities are not anticipated to affect the flow of water. No alteration to the safety or welfare of the surrounding properties, both upstream and downstream, is expected to occur.

Conservation of Fish and Wildlife

Please see the Fish, Wildlife, Listed Species and Their Habitat section above.

Navigation/Flow of Water

None of the waterways in the Project are navigable. There is moderate flow through the jurisdictional ditches associated with the Curiosity Creek system, other ditches onsite have negligible flow and are present as part of the irrigation system of the farm. The proposed project is not anticipated to adversely affect navigation or the flow of water, cause harmful erosion, or cause shoaling as a result of construction. The proposed project will be designed so that erosion or shoaling downstream of the project does not occur. In addition, sediment and erosion control BMPs will be installed, maintained and monitored throughout construction to ensure erosion and shoaling does not occur as a result of the proposed project.

Fishing, Recreational and Marine Productivity

The proposed Project is not anticipated to adversely affect the fishing, recreational and/or marine productivity in the vicinity of the project. The proposed project is completely inland of any marine, estuarine or tidally influenced areas.

Temporary or Permanent in Nature

The proposed Project will be permanent in nature.

Historical and/or Archaeological Resources

The proposed project is not anticipated to adversely affect historical and/or archaeological resources within the project and project vicinity. In the event that any historical and/or archaeological resources are discovered during construction, construction activities will cease immediately and the appropriate resource and regulatory agencies, including the State Historical Preservation Office, will be contacted.

Current Condition and Relative Value of Functions

The proposed Project is not anticipated to adversely affect the current condition and/or relative value of functions currently being provided by the on-site wetland systems. The flow of water will be maintained throughout the construction of the Project. In addition, storm water runoff from the project will be captured and routed to appropriate treatment facilities prior to discharging back to the adjacent wetlands as described above. Currently there is little to no treatment of stormwater in the Project areas.

Attachment A – Listed Species Occurrences – Manatee County, Florida

Summary table of those federal and state listed species known to be present in Manatee County, Florida as documented by the USFWS and FFWCC. Code Key: E = Endangered, T = Threatened, C – Candidate, P = Proposed, SE – State-designated Endangered, ST – State Designated Threatened. FT – Federally-designated Threatened, FE – Federally-designated Endangered, SSC= Species of Special Concern, S/A = Similar in Appearance, N = Not currently listed.

Plants

Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
<i>Acrostichum aureum</i>	Golden leather fern	--	ST
<i>Andropogon arctatus</i>	Pinewoods bluestem	--	ST
<i>Bonamia grandiflora</i>	Florida bonamia	--	SE
<i>Calopogon multiflorus</i>	Many-flowered grass-pink	--	ST
<i>Chrysopsis floridana</i>	Florida goldenaster	--	SE
<i>Cladonia perforata</i>	Perforate reindeer lichen	--	SE
<i>Eragrostis pectinacea</i> var. <i>tracyi</i>	Sanibel lovegrass	--	SE
<i>Glandularia tampensis</i>	Tampa vervain	--	SE
<i>Lechea cernua</i>	Nodding pinweed	--	ST
<i>Lechea divaricata</i>	Pine pinweed	--	SE
<i>Lythrum flagellare</i>	Lowland loosestrife	--	SE
<i>Matelea floridana</i>	Florida spiny-pod	--	SE
<i>Nolina brittoniana</i>	Britton's beargrass	--	SE
<i>Pteroglossaspis ecristata</i>	Giant orchid	--	ST
<i>Rhynchospora megaplumosa</i>	Large-plumed beaksedge	--	SE
<i>Thelypteris serrata</i>	Toothed maiden fern	--	SE
<i>Tillandsia flexuosa</i>	Banded wild-pine	--	ST
<i>Triphora amazonica</i>	Broad-leaved nodding-caps	--	SE
<i>Zephyranthes simpsonii</i>	Redmargin zephyrlily	--	ST

Amphibians

Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
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Reptiles

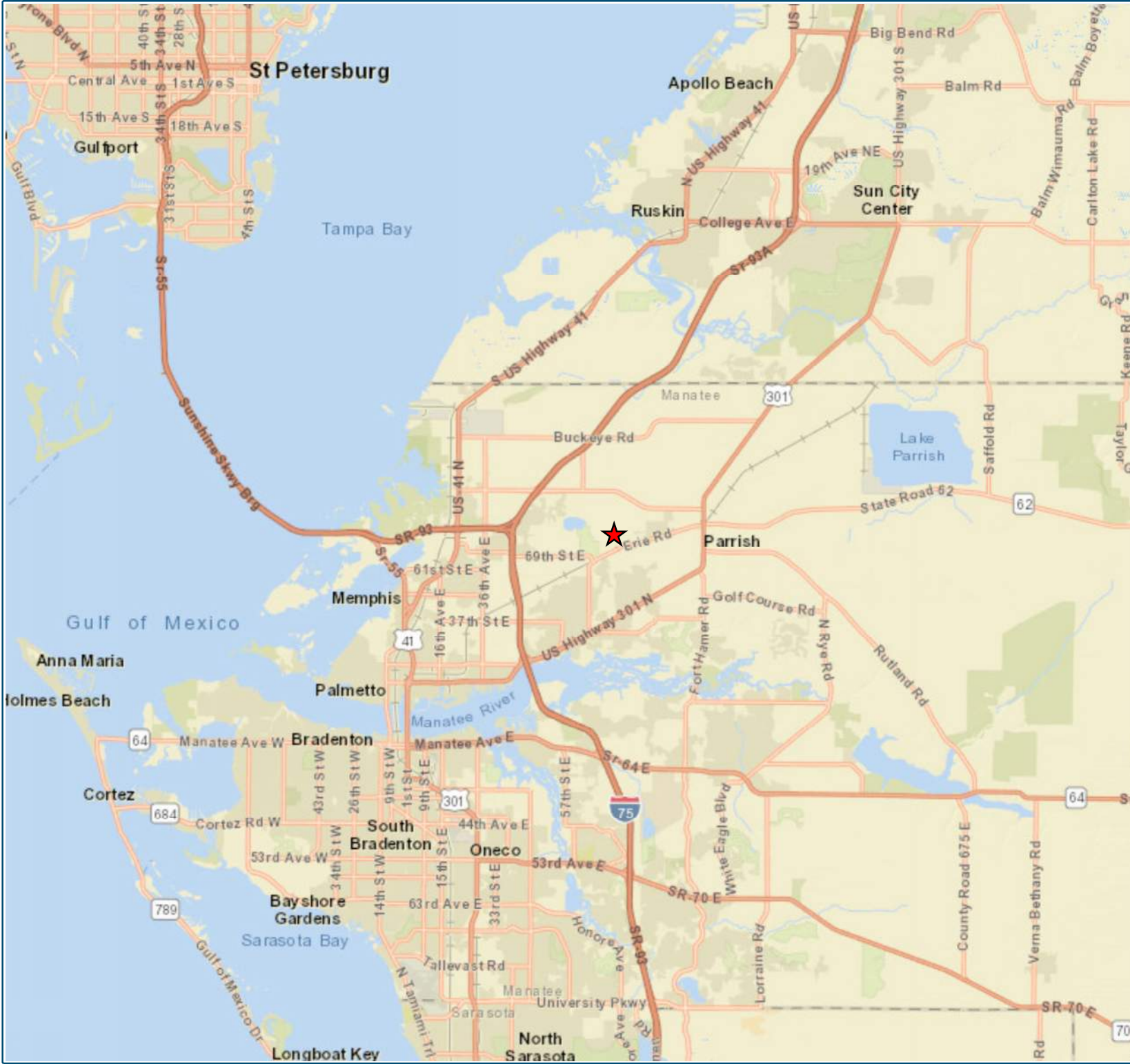
Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
<i>Alligator mississippiensis</i>	American Alligator	T (S/A)	FT(S/A)
<i>Drymarchon couperi</i>	Eastern Indigo Snake	T	FT
<i>Gopherus polyphemus</i>	Gopher Tortoise	C	ST

Birds

Scientific Name	Common Name	FWS Status (Federal)	FFWFC Status (State)
<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	--	ST
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	T	FT
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	--	ST
<i>Caracara cheriway</i>	Crested Caracara	T	FT
<i>Charadrius melodus</i>	Piping Plover	T	FT

<i>Charadrius nivosus</i>	Snowy Plover	N	ST
<i>Egretta caerulea</i>	Little Blue Heron	--	ST
<i>Egretta rufescens</i>	Reddish Egret	--	ST
<i>Egretta tricolor</i>	Tricolored Heron	--	ST
<i>Haematopus palliatus</i>	American Oystercatcher	--	ST
<i>Mycteria americana</i>	Wood Stork	T	FT
<i>Platalea ajaja</i>	Roseate Spoonbill	--	ST
<i>Rynchops niger</i>	Black Skimmer	--	ST
<i>Sternula antillarum</i>	Least Tern	N	ST
Data source: URL: https://www.fnai.org/species-communities/tracking-main & https://ecos.fws.gov/ecp/ *Last modified in April 2022.			

Exhibit 1 – Regional Location Map

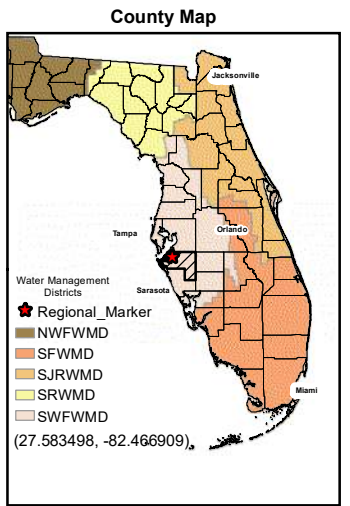




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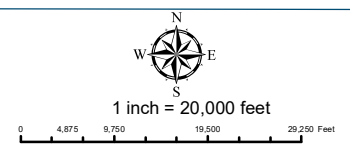
Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

 **Regional Marker**



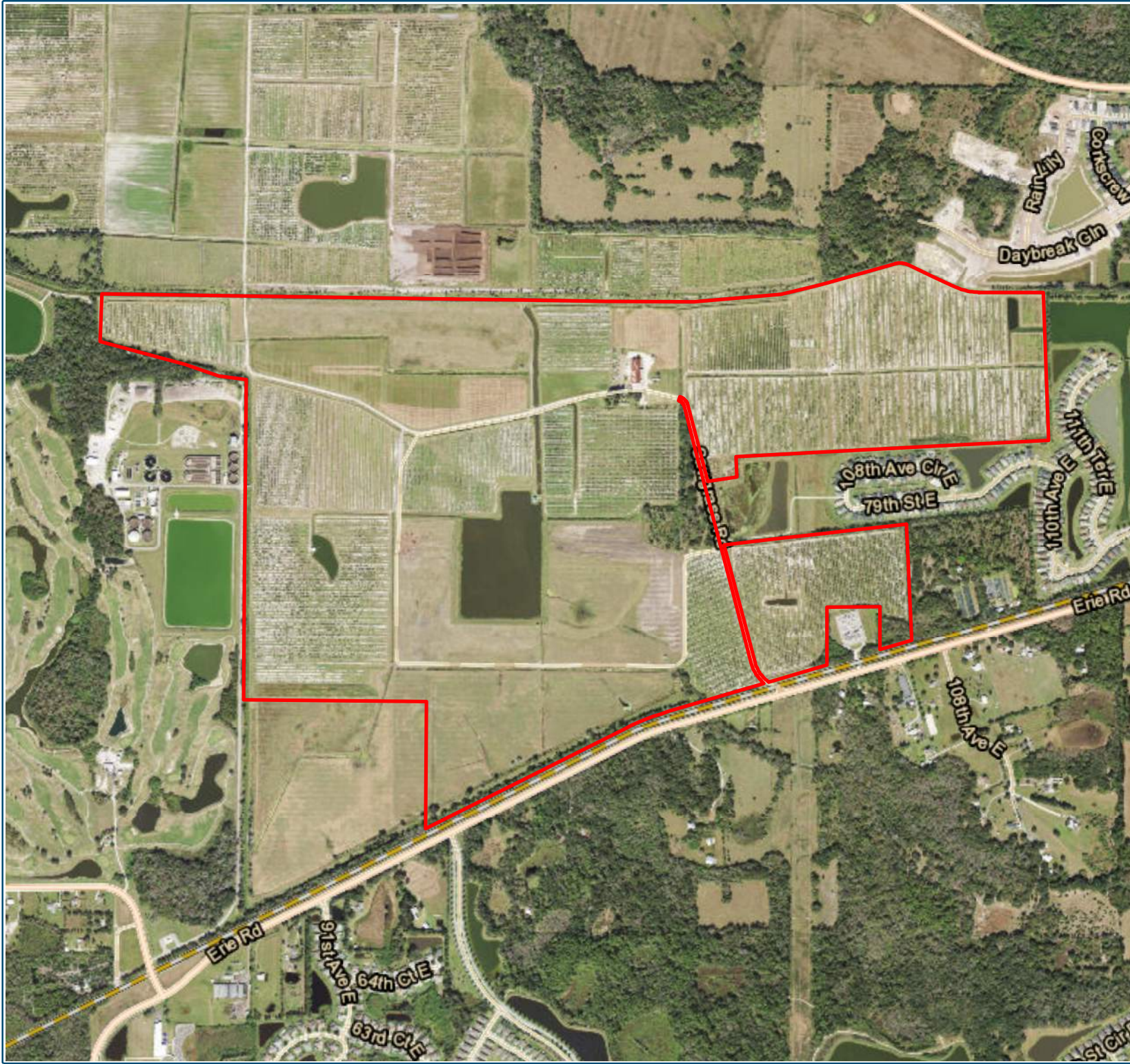
S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
Datum: NAVD88



Client: Metro		
Project Name: Parrish Lakes PH 2		
Manatee County, FL		
File Name: Regional Location Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 2 – Aerial Location Map

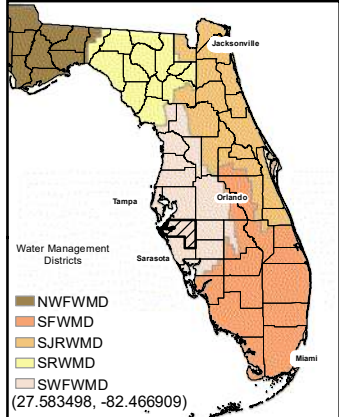




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 Project Boundary (550.00 ac.)

County Map



Water Management Districts

- NWFWMD
- SFWMD
- SJRWMD
- SRWMD
- SWFWMD

(27.583498, -82.466909)

S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.

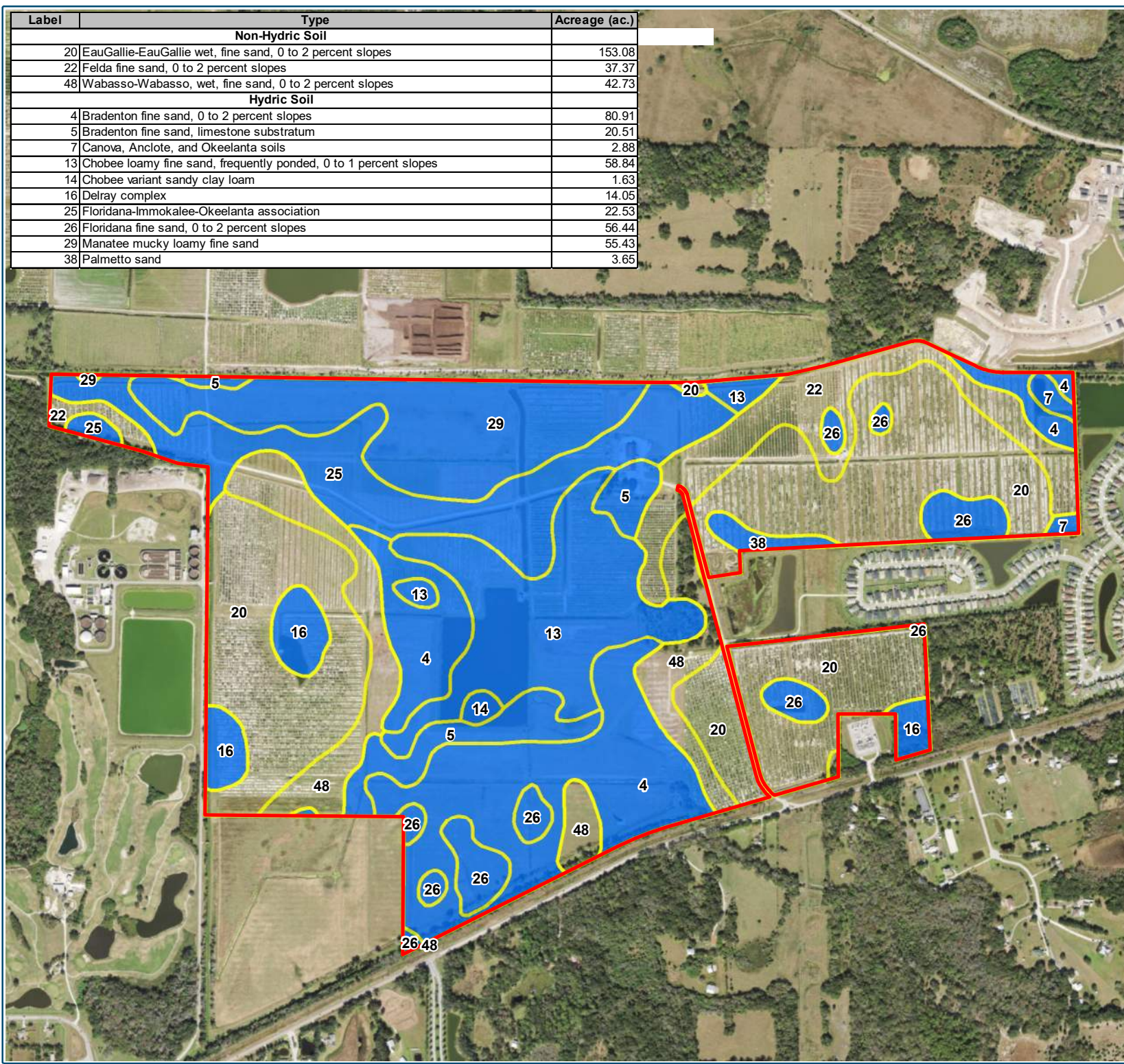


1 inch = 1,200 feet



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: Aerial Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 3 – Soils Map



Label	Type	Acreage (ac.)
Non-Hydric Soil		
20	EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes	153.08
22	Felda fine sand, 0 to 2 percent slopes	37.37
48	Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes	42.73
Hydric Soil		
4	Bradenton fine sand, 0 to 2 percent slopes	80.91
5	Bradenton fine sand, limestone substratum	20.51
7	Canova, Anclote, and Okeelanta soils	2.88
13	Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes	58.84
14	Chobee variant sandy clay loam	1.63
16	Delray complex	14.05
25	Floridana-Immokalee-Okeelanta association	22.53
26	Floridana fine sand, 0 to 2 percent slopes	56.44
29	Manatee mucky loamy fine sand	55.43
38	Palmetto sand	3.65

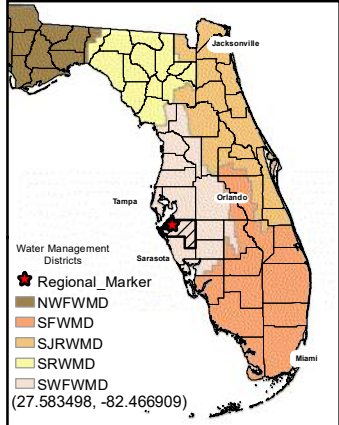


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-  **Project Boundary (550.00 ac.)**
- SSURGO USDA Soil**
- Non-Hydric Soil**
- 20 : EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes (153.08 ac.)
 - 22 : Felda fine sand, 0 to 2 percent slopes (37.37 ac.)
 - 48 : Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes (42.73 ac.)
- SSURGO USDA Soil**
- Hydric Soil**
- 4 : Bradenton fine sand, 0 to 2 percent slopes (80.91 ac.)
 - 5 : Bradenton fine sand, limestone substratum (20.51 ac.)
 - 7 : Canova, Anclote, and Okeelanta soils (2.88 ac.)
 - 13 : Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes (58.84 ac.)
 - 14 : Chobee variant sandy clay loam (1.63 ac.)
 - 16 : Delray complex (14.05 ac.)
 - 25 : Floridana fine sand, 0 to 2 percent slopes (56.44 ac.)
 - 26 : Floridana-Immokalee-Okeelanta association (22.53 ac.)
 - 29 : Manatee mucky loamy fine sand (55.43 ac.)
 - 38 : Palmetto sand (3.65 ac.)

County Map



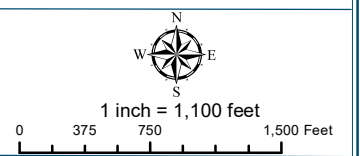
Water Management Districts

- Regional_Marker
- NWFWMD
- SFWMD
- SJRWMD
- SRWMD
- SWFWMD

(27.583498, -82.466909)

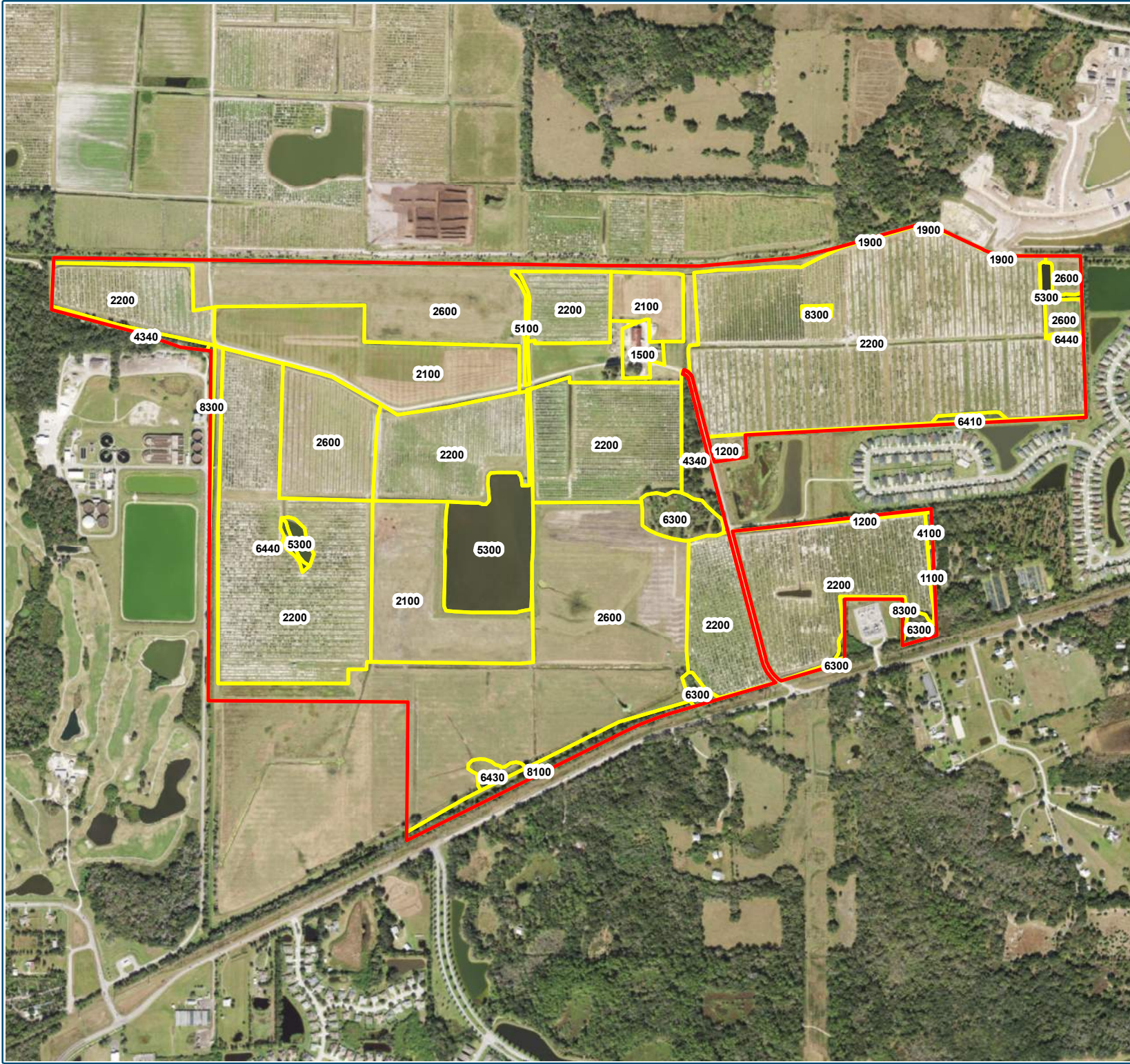
S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.
Datum: NAVD88



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: USDA Soil Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date: 10/13/2022

Exhibit 4 – FLUCCS Map

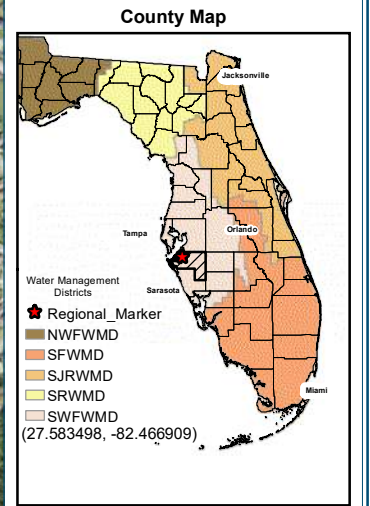




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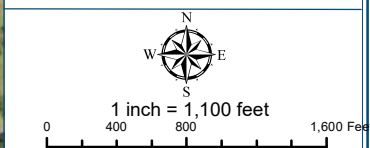
Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

- Project Boundary (513.74 ac.)
- 1100, RESIDENTIAL LOW DENSITY < 2 DWELLING UNITS PER ACRE (0.39 ac.)
- 1200, RESIDENTIAL MED DENSITY 2 TO 5 DWELLING UNITS PER ACRE (2.93 ac.)
- 1500, INDUSTRIAL (2.79 ac.)
- 1900, OPEN LAND (0.22 ac.)
- 2100, CROPLAND AND PASTURELAND (61.87 ac.)
- 2200, TREE CROPS (77.80 ac.)
- 2600, OTHER OPEN LANDS (160.23 ac.)
- 4100, UPLAND CONIFEROUS FOREST (0.30 ac.)
- 4340, UPLAND HARDWOOD - CONIFEROUS MIX (8.88 ac.)
- 5100, STREAMS AND WATERWAYS (0.73 ac.)
- 5300, RESERVOIRS (19.47 ac.)
- 6300, WETLAND FORESTED MIXED (7.12 ac.)
- 6410, FRESHWATER MARSHES (0.83 ac.)
- 6430, WET PRAIRIES (1.43 ac.)
- 6440, EMERGENT AQUATIC VEGETATION (0.82 ac.)
- 8100, TRANSPORTATION (5.23 ac.)
- 8300, UTILITIES (1.97 ac.)



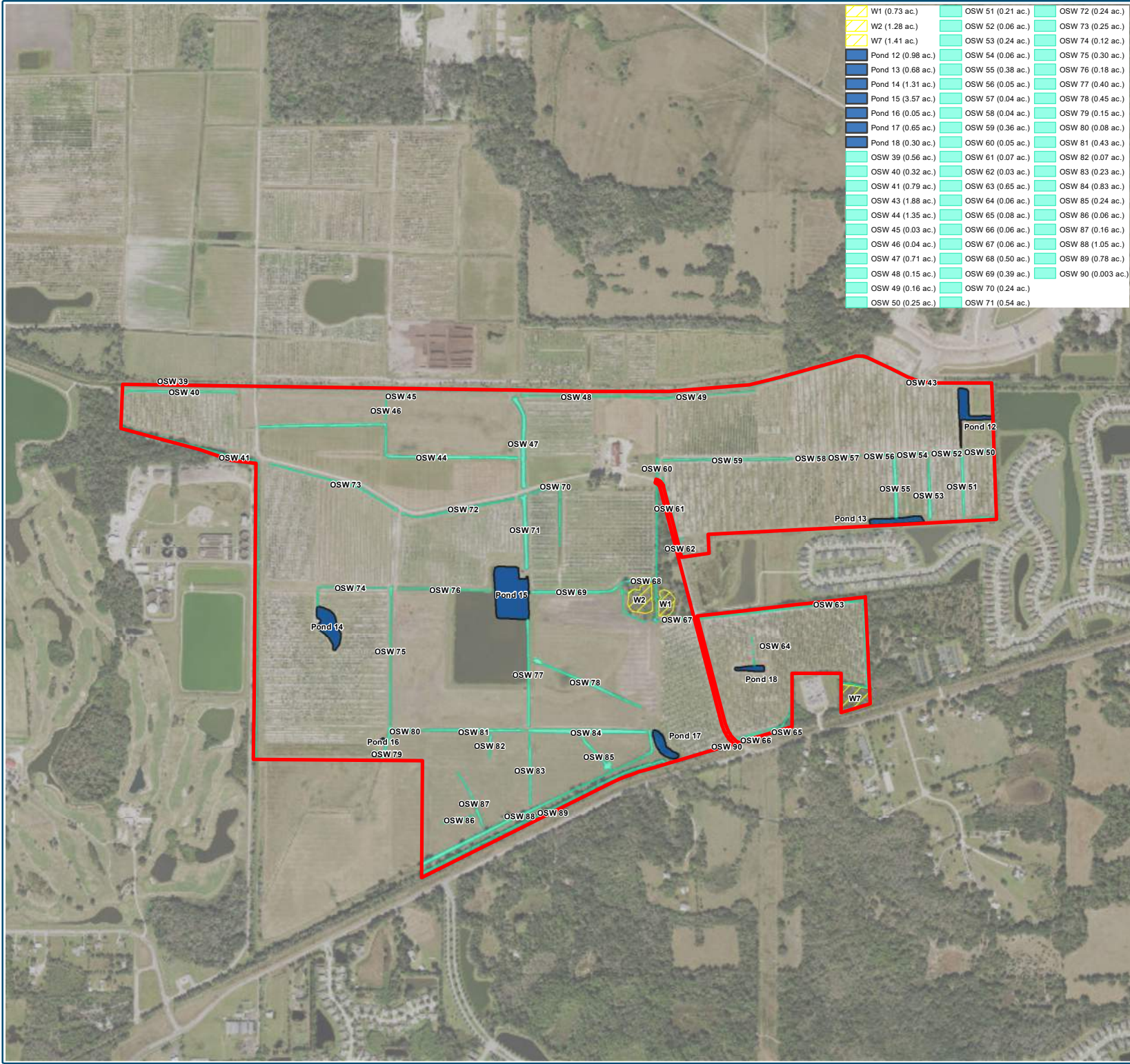
S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.
FLUCCS obtained from SWFWMD.



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: SWFWMD FLUCCS Map		
Original Date: 8/31/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 5 – Wetland Map



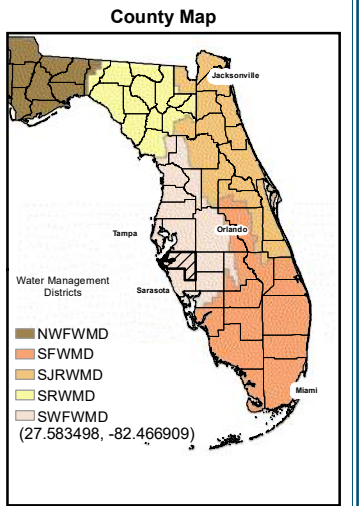
W1 (0.73 ac.)	OSW 51 (0.21 ac.)	OSW 72 (0.24 ac.)
W2 (1.28 ac.)	OSW 52 (0.06 ac.)	OSW 73 (0.25 ac.)
W7 (1.41 ac.)	OSW 53 (0.24 ac.)	OSW 74 (0.12 ac.)
Pond 12 (0.98 ac.)	OSW 54 (0.06 ac.)	OSW 75 (0.30 ac.)
Pond 13 (0.68 ac.)	OSW 55 (0.38 ac.)	OSW 76 (0.18 ac.)
Pond 14 (1.31 ac.)	OSW 56 (0.05 ac.)	OSW 77 (0.40 ac.)
Pond 15 (3.57 ac.)	OSW 57 (0.04 ac.)	OSW 78 (0.45 ac.)
Pond 16 (0.05 ac.)	OSW 58 (0.04 ac.)	OSW 79 (0.15 ac.)
Pond 17 (0.65 ac.)	OSW 59 (0.36 ac.)	OSW 80 (0.08 ac.)
Pond 18 (0.30 ac.)	OSW 60 (0.05 ac.)	OSW 81 (0.43 ac.)
OSW 39 (0.56 ac.)	OSW 61 (0.07 ac.)	OSW 82 (0.07 ac.)
OSW 40 (0.32 ac.)	OSW 62 (0.03 ac.)	OSW 83 (0.23 ac.)
OSW 41 (0.79 ac.)	OSW 63 (0.65 ac.)	OSW 84 (0.83 ac.)
OSW 43 (1.88 ac.)	OSW 64 (0.06 ac.)	OSW 85 (0.24 ac.)
OSW 44 (1.35 ac.)	OSW 65 (0.08 ac.)	OSW 86 (0.06 ac.)
OSW 45 (0.03 ac.)	OSW 66 (0.06 ac.)	OSW 87 (0.16 ac.)
OSW 46 (0.04 ac.)	OSW 67 (0.06 ac.)	OSW 88 (1.05 ac.)
OSW 47 (0.71 ac.)	OSW 68 (0.50 ac.)	OSW 89 (0.78 ac.)
OSW 48 (0.15 ac.)	OSW 69 (0.39 ac.)	OSW 90 (0.003 ac.)
OSW 49 (0.16 ac.)	OSW 70 (0.24 ac.)	
OSW 50 (0.25 ac.)	OSW 71 (0.54 ac.)	



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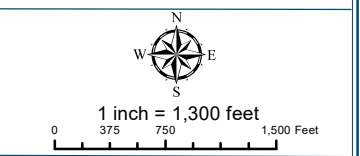
Engineering - Environmental Science - Water Resource-Survey
Water Resource Associates, LLC.

 Project Boundary (550.00 ac.)



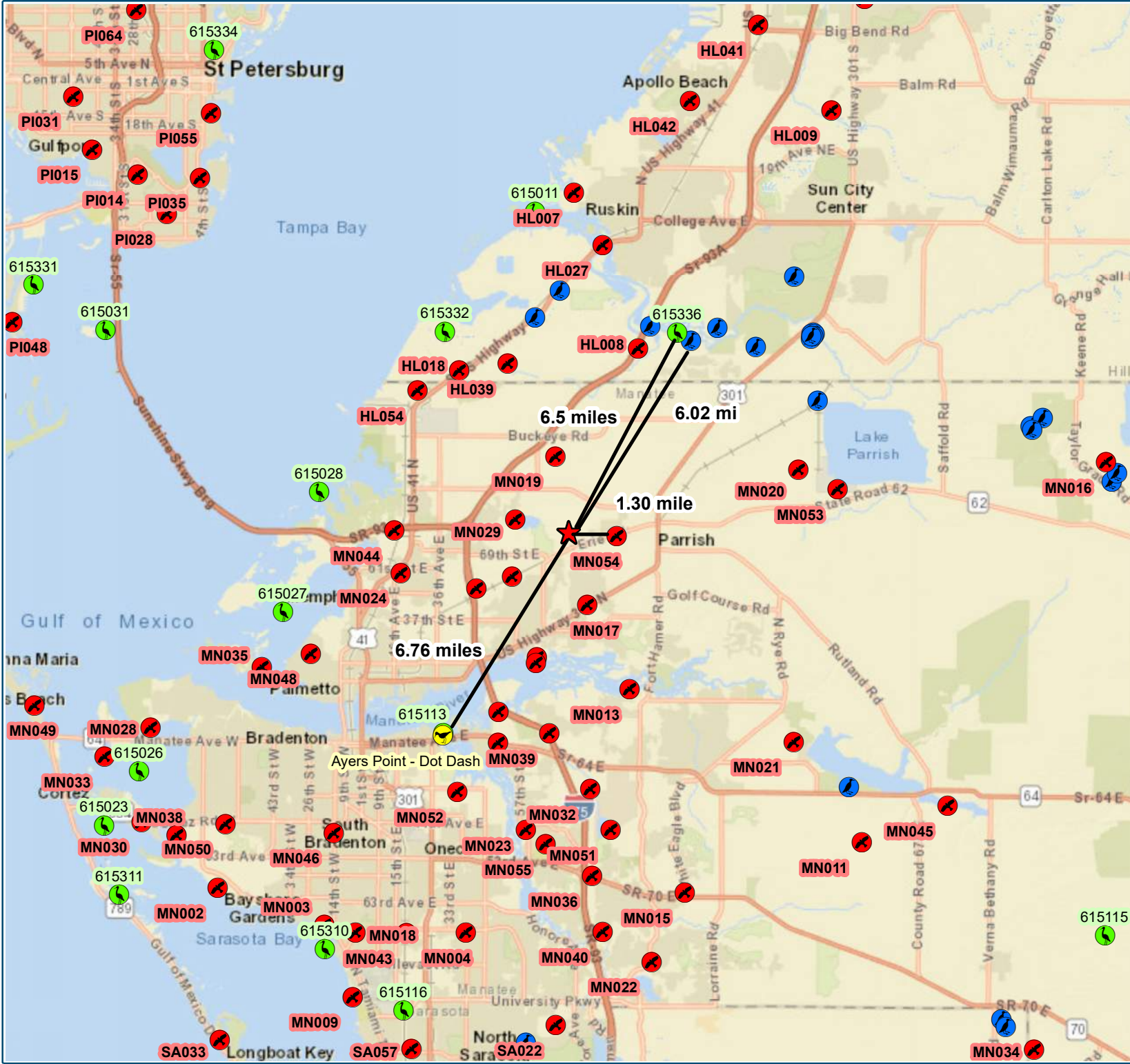
S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.
Datum: NAVD88



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: Wetland Map		
Original Date: 10/13/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 6 – Regional Wildlife Map



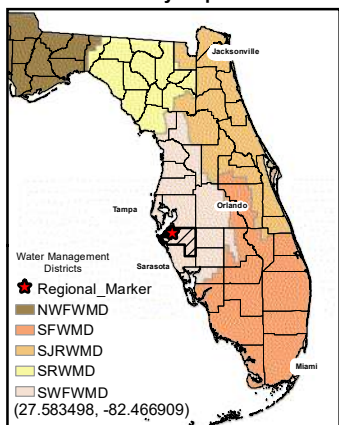


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Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

-  Regional_Marker
-  Bald Eagle Nests
-  Wood Stork Nests
-  Wading Bird Colonies
-  Scrub Jay

County Map



Water Management Districts

-  Regional_Marker
-  NFWFMD
-  SFWMD
-  SJRWMD
-  SRWMD
-  SWFWMD

(27.583498, -82.466909)

S: 23 - 26 T: 33S R: 18E

Notes:

Street background obtained from ESRI basemaps.
All species layers were obtained from FWC&USFWS.
Project lies within USFWS consultation areas for:
Florida Scrub Jay, Woodstork Foraging, and
crested caracara
Core Woodstork foraging area: Ayers Point - Dot Dash
Wading Bird Colony: 615113
Eagle Nest: MN 054 Last Surveyed: 2016
Scrub-jay (6.02 mi) 9/30/2010



1 inch = 20,000 feet

0 4,950 9,900 19,800 29,700 Feet

Client: Metro

Project Name: Parrish Lakes PH 2

Manatee County, FL

File Name: Regional Wildlife Map

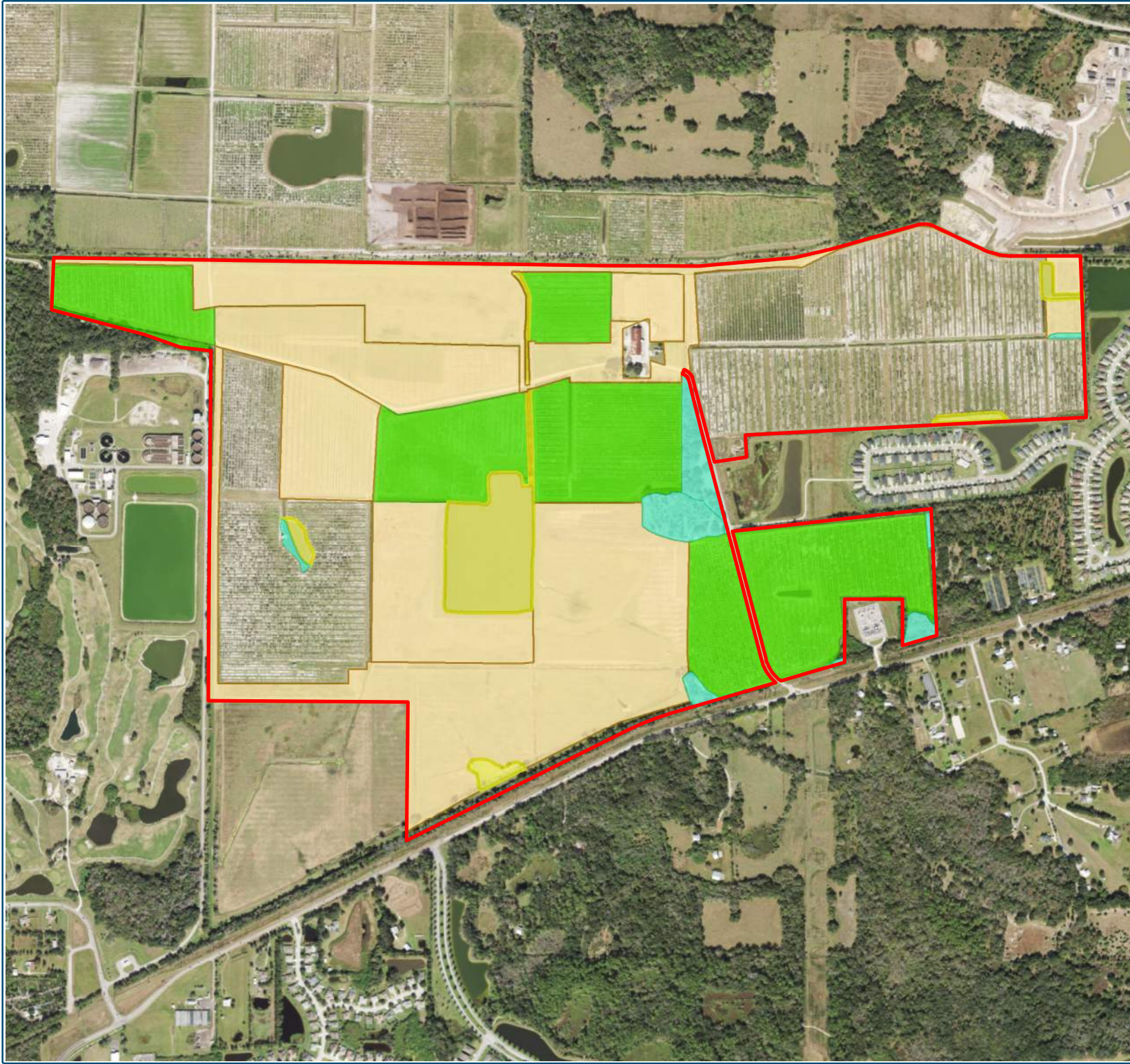
Original Date: 8/31/2022

GIS Operator: LS

Job Number: 2314

Revision Date:

Exhibit 7 – Potential Wildlife Habitat Map



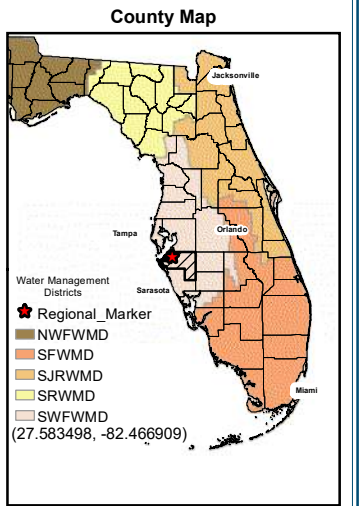


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Engineering - Environmental Science - Water Resource - Survey

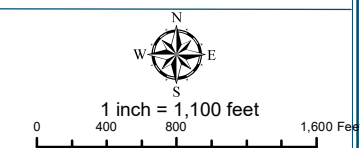
Water Resource Associates, LLC.

-  Project Boundary (513.74 ac.)
-  Bald Eagle, Kestrel (122.53 ac.)
-  Gopher Tortoise (222.31 ac.)
-  Wading birds, Wood stork (12.93 ac.)
-  Wading birds, Wood stork, Fl sandhill crane (22.46 ac.)



S: 23 - 26 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from ESRI.



Client: Metro		
Project Name: Parrish Lakes Phase 2		
Manatee County, FL		
File Name: Potential Habitat Map		
Original Date: 10/13/2022		
GIS Operator: LS	Job Number: 2314	Revision Date:

Exhibit 8 – Bald Eagles Nest Map

Similar activities (roadway and residential development) occur closer to the nest than 522 feet. Therefore, a bald eagle disturbance permit is not required to construct our project. Since the nest is not visible from the activity (due to off-site tree screening), the construction activities may occur within the nesting season. We recommend bald eagle nest monitoring during the nesting season (if work is occurring within 660 feet of the nest) to ensure the eagles are not disturbed.

 Project Boundary
 (551.75 ac.)

Bald Eagle Nest

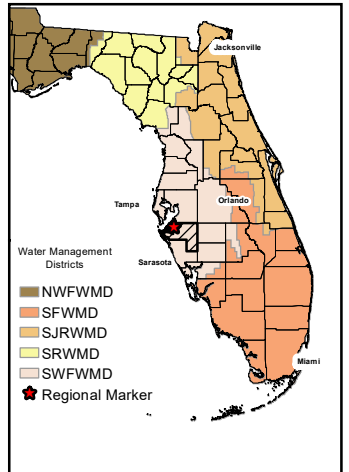
 MN066

 330ft Buffer

 660ft Buffer

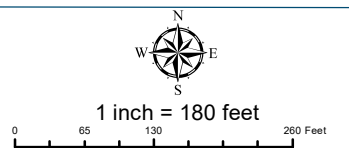
 Construction activities allowed during the nesting season (0.37 ac)

County Map



S: 23,24,25,&26 T: 33S R: 18E

Notes:
 2023 aerials obtained from Google Earth.
 Bald Eagle: Lat: 27.574993; Long: -82.471001
 Distances are showing how far to nearest recent construction.



Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Eagle Nest Map

Original Date: 10/14/2022

GIS Operator: RL	Job Number: 2344	Revision Date: 9/5/2023
---------------------	---------------------	----------------------------

Bald eagle nest not visible from the Project.

522ft
 148ft
 48ft
 MN066
 Erie Rd
 9062
 9418

April 20, 2026

Parrish Lakes Neighborhood Workshop Summary

Representatives from Grimes Galvano and Metro Development Group conducted a virtual Neighborhood Workshop on April 20, 2026 via Microsoft Teams. The workshop began accepting attendees into the meeting at 6:00 PM and approximately 19 individuals were in attendance over the course of the meeting. The following individuals were present on behalf of the applicant:

- Marshall Robinson, Planner – Grimes Galvano
- Justin O'Brien – Metro Development Group
- Emily Dubel – Metro Development Group
- Lucas Carlo, PE – Hamilton Engineering
- Ryan McCaffrey, AICP – Hamilton Engineering
- Steve Henry, PE – Traffic & Mobility Consultants

A formal presentation was delivered by the applicant team, with Marshall Robinson outlining the history of the project, associated approvals, and the proposed modifications under the current applications. Justin O'Brien walked attendees through the land use exchange mechanism, infrastructure improvements, and summarized the proposed development changes. An open Q&A session followed the presentation where attendees were invited to ask/submit questions for discussion.

Presentation

Project Overview and Location

Introduced Parrish Lakes (Seaire), a master-planned mixed-use community in Manatee County, including aerial photography and future land use and zoning maps to orient attendees to the project.

History of Approvals

Summarized the project's governing documents and approval timeline from 2010 through the most recent 2024 GDP amendment, establishing context for the three companion applications now before the County.

Current Applications

Described the GDP Amendment, DRI Amendment, and Comprehensive Plan Amendment as a coordinated set of applications and explained the Land Use Equivalency Matrix (LUEM) as the mechanism allowing land use adjustments and how that translates to the specific entitlement adjustments being requested in each of the governing documents.

Project Infrastructure

Highlighted infrastructure being constructed by the developer in excess of the minimum requirements for the proposed uses within the development to improve traffic flow and support regional growth.

Q&A and Discussion

Following the presentation, the meeting was opened for public comment and questions. Questions were submitted both verbally and via the Teams chat.

Community members used the workshop as an opportunity to learn more about the proposed development changes and the anticipated timeline for construction activity within the community.

Questions were raised about the proposed changes to the residential unit mix, including where new townhomes would be located, whether they would be for sale or for rent, and the status of the existing apartment entitlements.

Attendees asked about roadway timing and pedestrian connectivity within the community, including planned EV paths, when Carter Road and Sawgrass Road would open to traffic/connect with Erie Road, and whether golf cart and/or sidewalk access would be provided along Moccasin Wallow Road.

Questions were also raised regarding buffering adjacent to neighboring properties, commercial tenants coming to the project, building height limits, the funding mechanism behind developer-constructed stormwater infrastructure, and CDD maintenance responsibilities. The overall entitlement process was also discussed.

Some participants requested additional materials and information. Those participants were asked to provide their contact information, and the applicant team followed up within the next few days with the materials and information requested.

All feedback was documented by the project team for consideration during the application review. The meeting ended after all attendees had the opportunity to ask questions of the team, concluding at approximately 6:57 pm.



Public Comment

Submitted On: May 28, 2026, 09:41PM EDT

Manatee County Government

Full Name	First Name: Michelle Last Name: Saliers
Email	m.cepeda003@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Parrish Lakes LDA 15-01(R)-PLN2407-0200
Comment	I oppose LDA 15-01(R)-PLN2407-0200. Road infrastructure and schools cannot support 478 additional homes with an average of at least 2 cars per home and the schools close by already at maximum capacity. We don't have enough amenities to support our current population let alone adding such a significant number of people.



Public Comment

Submitted On: May 28, 2026, 09:34PM EDT

Manatee County Government

Full Name	First Name: Brandon Last Name: Saliers
Email	bsaliers@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	LDA 15-01(r) PLN2407-0200
Comment	Hello, I strongly oppose the increase of Parrish Lakes increase from 3,300 to 3,778 dwelling units. 478 units, potentially 956 vehicles per household. Construction on Moccasin Wallow is indefinite, Erie Rd. is under developed. Roads, infrastructure, and schools are ill-equipped. Slow the development. Thank you.



Public Comment

Submitted On: May 28, 2026, 02:27PM EDT

Manatee County Government

Full Name	First Name: tonya Last Name: byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Parrish Lakes
Comment	Totally against dwelling units from 3,465 to 3,807 and removing first five year limitations (ending in 2025) Parrish has become a place to put as many home as can fill up woods and wet lands it is horrible what county has allowed to happen to a once place for wildlife and homes with acres. Less is more and greed is what is happening! Do not want to be Tampa! Railroad track was bought by county to make an nature trail that is a joke! Now that you need to widen erie rd us it and don't take anymore from people who live on it! We don't want a natural trail with houses and road ways to look at. Stop and have feeling what if it was happening to you ?



Public Comment

Submitted On: May 25, 2026, 04:37PM EDT

Manatee County Government

Full Name	First Name: Benjamin Last Name: Elm
Email	elm.benjamin@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Re: Application: Ordinance 26-16 / PA-24-11- PLN2408-0047 & Ordinance NO. 26-15 - PLN2408- 0048 & PDMU-16-16(G (R3) -PLN2408-0049 - Parrish Lakes CPA. DRI and GDP
Comment	This proposal is worse for our community. It will decrease the commercial square footage while instead jamming more houses in (while shifting from single family to multi-family). This is worse for property values of existing owners such as myself, and adds to an already overcrowded expansion in the city with Parrish has not built the infrastructure for in advance. Many people in this community purchased homes with existing plans. Changing those plans now, after the fact is not reasonable and not acceptable to the homeowners in this location. This is not something that the residents want. I plead with you to take this feedback into account with your decision on this proposal.



Public Comment

Submitted On: May 13, 2026, 10:36AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial - CJ Mills, Planner II - District 1
Comment	The primary points to counter are the 10.2% increase in housing density combined with the removal of a planned collector road. Key Fact-Based Counter-Arguments 1. Reduced Road Capacity and Increased Regional Traffic Congestion FACT: This application requests to (1) remove "EE" from the Twenty-Year Roadway Requirements list (Table 5-1), and (2) reclassify it from a "Collector" roadway to a "local road."ARGUMENT: regional bottlenecking: Collector roads are essential infrastructure designed to move traffic from local neighborhoods to arterial roads (like I-75 or US-301). By deleting this planned road, the developer is eliminating a critical release valve for traffic. Worsening an existing problem: Moccasin Wallow Road is already a heavily stressed corridor. Forcing the traffic from 3,807 units onto fewer roads—without the planned collector—guarantees slower commute times for all residents in the North River area. Local road failure: Reclassifying "EE" as a local road means it will not be built to handle regional through-traffic volumes, leading to failure and maintenance issues on a road paid for by taxpayers. 2. Unmanaged, Unpaced Growth Overwhelms Community Infrastructure FACT: This application asks to delete the established provision: "Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years."ARGUMENT: Infrastructure LAG: This provision was put in place to ensure that development does not occur faster than Manatee County can build the roads, sewer, and public safety infrastructure needed to support it. Removing it removes the community's safety pacing. No phased accountability: By removing the first-five-year cap, the developer can build all 3,807 units immediately. This could leave the Parrish area with thousands of new homes before necessary county infrastructure projects are even designed. 3. Strain on Public Schools and Total Omission of School Impact FACT: The application requests a significant 10.2% residential entitlement increase (from 3,465 to 3,807 dwelling units), a gain of 342 extra homes.ARGUMENT: Missing critical analysis: The submitted background text is critically flawed because it provides zero data on school capacity. 342 additional homes could generate hundreds of additional students. Overcapacity schools: North County schools are already facing extreme overcrowding pressures. To approve more homes without a binding commitment from the developer to address student generation is fiscally irresponsible. 4. Heightened Public Safety and Hurricane Evacuation Risk FACT: This application dated April 2026 falls under the regulatory landscape altered by Florida Senate Bill 180 (2025). This state law significantly preempts local government control over land-use regulations after major hurricanes.ARGUMENT: Critical time to plan: Because SB 180 prevents counties from adopting stricter land-use or growth-

management rules after a major storm, it is critical that Manatee County Commissioner's establish the correct road network and population density before a catastrophic event.

Evacuation bottlenecks: Removing the planned collector Road "EE" while increasing the population density creates a high-risk situation during mandatory hurricane evacuations, trapping residents in gridlock.

5. Creates a Bedroom Community, increasing Trip Lengths

FACT: While residential density is increasing by 10%, the application requests "no change" to the non-residential (commercial/office) entitlements of 750,000 square feet.ARGUMENT:

Undermines Mixed-Use goal: The property's land use is "Mixed-Use (MU)." By adding hundreds of homes without a single square foot of additional job or retail space, this DRI shifts further towards a "bedroom community."

Increases driving: Residents of the 342 extra homes will have fewer opportunities to shop or work near their homes, forcing them onto Moccasin Wallow Road for almost every daily need, adding to the traffic problem described above.

Summary Conclusion of Fact-Based Argument

This application to increase density while reducing planned road capacity and removing growth-pacing safeguards is internally inconsistent with sound planning principles. It prioritizes maximizing short-term unit counts over the long-term safety, infrastructure capacity, and quality of life for Parrish residents. Approval will exacerbate regional traffic gridlock, strain overcapacity schools, and create dangerous bottlenecks during emergency events.



Public Comment

Submitted On: May 13, 2026, 06:56AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial
Comment	OBJECTION to Ordinance 26-16 / PA-24-11 (Parrish Lakes CPA Large-Scale Comprehensive Plan Amendment) To the Members of the Planning Commission and the Board of County Commissioners, I am writing to formally state my strenuous opposition to Ordinance 26-16 / PA-24-11 (PLN2408-0047) regarding the Parrish Lakes Comprehensive Plan Map and Text Amendment. This proposal represents a fundamental threat to the infrastructure, safety, and rural character of North County, and the timing of its consideration is an affront to the principles of representative government. I urge the Commission to recommend denial or, at the very least, a continuance based on the following critical concerns: 1. Fundamental Lack of Representation District 1 is currently the largest and most rapidly developing district in Manatee County. It is the epicenter of our current rezoning battles, traffic congestion, and rural preservation efforts. Yet, as of this hearing, District 1 has no seated Commissioner. To move forward with a Large-Scale Comprehensive Plan Amendment—the very "blueprint" for our community's next decade—while the most impacted residents are without a voice on the dais is a failure of governance. Public trust is built on representation. Pushing this through now sends a clear message that administrative speed is being prioritized over the democratic rights of District 1 residents. 2. Irresponsible Density Increases & Infrastructure Removal The amendment seeks to increase residential entitlements from 3,465 to 3,807 dwelling units while simultaneously removing safeguards and infrastructure: Removal of Road "EE": Reclassifying a planned Collector roadway to a "local road" and removing it from the Twenty Year Roadway Requirements is a recipe for gridlock. You cannot add hundreds of new homes while deleting the very thoroughfares meant to carry that traffic. Deletion of Subsection D.5.9.1.(2): Removing the maximum development potential for the first five years eliminates the County's ability to pace growth with infrastructure. This "all-at-once" approach will overwhelm our existing road networks, specifically Moccasin Wallow and Erie Road. 3. Flooding and Environmental Neglect North County is already struggling with significant drainage and flooding issues caused by rapid over-development. This amendment ignores the cumulative impact that nearly 4,000 units will have on the local watershed and wetlands. A Comprehensive Plan should protect the land and the people already living on it; this amendment appears to do the opposite by prioritizing maximum density over environmental stability. 4. Long-Term Consequences This is not a minor housekeeping item. This text amendment will dictate the density and traffic patterns of Palmetto and Parrish for at least the next 10 years. There is no legitimate emergency that justifies rushing this decision before a District 1 representative is seated and able to advocate for their constituents. Conclusion The residents of District 1 deserve to have a Commissioner who can engage, challenge assumptions, and represent the people who will have to live with the consequences of this density. I ask that you hold this application until District 1 is fully represented, or deny it outright based on the clear lack of supporting infrastructure for the proposed density increase. Glen Gibellina https://electglengibellina.com/



Public Comment

Submitted On: May 13, 2026, 08:19AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM INC. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1
Comment	1. The "Due Process" Argument (Procedural Fairness) In Florida, land use hearings are quasi-judicial. This means they must follow basic principles of fairness. • The Argument: Residents of District 1 are being deprived of their specific advocate who possesses "local knowledge" essential to evaluating Competent Substantial Evidence (the legal standard for these hearings). • Case Law / Principle: While Board of County Commissioners of Brevard County v. Snyder (627 So.2d 469) establishes the rules for these hearings, the case of Jennings v. Dade County (589 So. 2d 1337) emphasizes that the hearing must be "fair and impartial." You can argue that a hearing regarding a massive project like Parrish Lakes—which fundamentally changes the landscape of District 1—cannot be "fair" when the seat specifically designated to represent that geography is vacant. 2. The Planning Board's Authority The Planning Board is an advisory body. They have the standing to recommend a continuance to the Board of County Commissioners (BoCC) based on the "incompleteness of the record" or "procedural inequity." • Standing: They can move to continue the item on the grounds that the Technical Support Document or the public outreach (required by the Comp Plan) cannot be fully vetted without the participation of the district's representative. • Action: A member of the Planning Board can make a motion: "I move to continue this item until such time as the District 1 seat is filled, to ensure the procedural due process rights of the residents of the affected district are protected." 3. "Representational Standing" Florida courts recognize "Representational Standing" (e.g., Florida Home Builders Ass'n v. Dept. of Community Affairs). • The Strategy: A formal group (like a Parrish Homeowners Association) could argue that the vacancy creates a "Structural Due Process" error. By proceeding on a project of this magnitude without a District 1 representative, the County is effectively "silencing" a specific class of citizens (District 1 voters) in a way that other districts are not. 4. Manatee County Land Development Code (LDC) Check LDC Section 312.8 (Continuances). The Board has broad discretionary power to grant a continuance for "good cause." • Good Cause: The death of a sitting commissioner and the pending appointment of a successor is historically viewed as "good cause" in administrative law. • The Trap: Be aware that Florida Statute 163.3167(2) and recent laws (like HB 7103) force counties to act on applications within certain timeframes. Developers may threaten to "clock" the county if they delay too long. Recommended Strategy for the Hearing Since you are a board member, you can urge the Planning Board to pass a Resolution of Concern to the BoCC stating: 1. Fundamental Fairness: That proceeding on a DRI (Development of Regional Impact) of 1,155 acres without a District 1 representative violates the spirit of the Comprehensive Plan's community participation goals. 2. Incomplete Record: That the "Board" cannot fully weigh the impacts on Parrish infrastructure without the input of the representative who was intimately familiar with those specific failing roads and wetlands. For the Record Glen Gibellina https://electglengibellina.com/



Public Comment

Submitted On: May 13, 2026, 08:18AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1
Comment	1. The "Due Process" Argument (Procedural Fairness) In Florida, land use hearings are quasi-judicial. This means they must follow basic principles of fairness. • The Argument: Residents of District 1 are being deprived of their specific advocate who possesses "local knowledge" essential to evaluating Competent Substantial Evidence (the legal standard for these hearings). • Case Law / Principle: While Board of County Commissioners of Brevard County v. Snyder (627 So.2d 469) establishes the rules for these hearings, the case of Jennings v. Dade County (589 So. 2d 1337) emphasizes that the hearing must be "fair and impartial." You can argue that a hearing regarding a massive project like Parrish Lakes—which fundamentally changes the landscape of District 1—cannot be "fair" when the seat specifically designated to represent that geography is vacant. 2. The Planning Board's Authority The Planning Board is an advisory body. They have the standing to recommend a continuance to the Board of County Commissioners (BoCC) based on the "incompleteness of the record" or "procedural inequity." • Standing: They can move to continue the item on the grounds that the Technical Support Document or the public outreach (required by the Comp Plan) cannot be fully vetted without the participation of the district's representative. • Action: A member of the Planning Board can make a motion: "I move to continue this item until such time as the District 1 seat is filled, to ensure the procedural due process rights of the residents of the affected district are protected." 3. "Representational Standing" Florida courts recognize "Representational Standing" (e.g., Florida Home Builders Ass'n v. Dept. of Community Affairs). • The Strategy: A formal group (like a Parrish Homeowners Association) could argue that the vacancy creates a "Structural Due Process" error. By proceeding on a project of this magnitude without a District 1 representative, the County is effectively "silencing" a specific class of citizens (District 1 voters) in a way that other districts are not. 4. Manatee County Land Development Code (LDC) Check LDC Section 312.8 (Continuances). The Board has broad discretionary power to grant a continuance for "good cause." • Good Cause: The death of a sitting commissioner and the pending appointment of a successor is historically viewed as "good cause" in administrative law. • The Trap: Be aware that Florida Statute 163.3167(2) and recent laws (like HB 7103) force counties to act on applications within certain timeframes. Developers may threaten to "clock" the county if they delay too long. Recommended Strategy for the Hearing Since you are a board member, you can urge the Planning Board to pass a Resolution of Concern to the BoCC stating: 1. Fundamental Fairness: That proceeding on a DRI (Development of Regional Impact) of 1,155 acres without a District 1 representative violates the spirit of the Comprehensive Plan's community participation goals. 2. Incomplete Record: That the "Board" cannot fully weigh the impacts on Parrish infrastructure without the input of the representative who was intimately familiar with those specific failing roads and wetlands. For the Record Glen Gibellina https://electglengibellina.com/



Public Comment

Submitted On: May 13, 2026, 08:10AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	FUTURE AGENDA ITEMS
Comment	A RESOLUTION OF THE MANATEE COUNTY PLANNING BOARD RECOMMENDING A CONTINUANCE OF ADVISORY HEARINGS REGARDING THE PARRISH LAKES DRI AND GDP AMENDMENTS. WHEREAS, the Manatee County Planning Board is tasked with the duty of reviewing land use applications to ensure compliance with the Manatee County Comprehensive Plan and Land Development Code; and, WHEREAS, quasi-judicial land use hearings in Florida must adhere to the fundamental principles of due process and procedural fairness as established in cases such as Jennings v. Dade County (589 So. 2d 1337), requiring that such hearings be "fair and impartial"; and, WHEREAS, the 1,155-acre Parrish Lakes Development of Regional Impact (DRI) and General Development Plan (GDP) amendments (Items PLN2408-0048 and PLN2408-0049) are located entirely within District 1 of Manatee County; and, WHEREAS, following the recent and unexpected passing of Commissioner Carol Felts, the seat for District 1 is currently vacant, leaving the residents and infrastructure of the Parrish and Palmetto communities without a sitting district-level representative to vet the competent substantial evidence presented by the developer; and, WHEREAS, the Planning Board finds that it cannot fully assess the localized impacts of this massive density increase and the reduction of commercial and affordable housing obligations without the critical "local knowledge" and input that a dedicated District 1 Commissioner provides; and, WHEREAS, Manatee County Land Development Code (LDC) Section 312.8 grants the authority to grant a continuance for "good cause," which the death of a sitting commissioner and the resulting representational vacancy certainly constitutes; NOW, THEREFORE, BE IT RESOLVED BY THE MANATEE COUNTY PLANNING BOARD: Motion for Continuance. The Planning Board strongly recommends that the Board of County Commissioners (BoCC) continue the public hearings for Ordinance No. 26-15 (Parrish Lakes DRI #28) and PDMU-16-16(G)(R3) (GDP Amendment). Duration. This continuance should remain in effect until such time as a successor is appointed or elected to fill the District 1 vacancy and is seated on the Board of County Commissioners. Rationale. The Planning Board finds that proceeding on a project of this magnitude without District 1 representation violates the procedural due process rights of the residents of that district, and that a vote under these circumstances creates an appearance of procedural inequity that compromises the integrity of the public process. Passed and Adopted this ____ day of _____, 2026. MANATEE COUNTY PLANNING BOARD https://electglengibellina.com/



Public Comment

Submitted On: May 13, 2026, 08:16AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial - CJ Mills, Planner II - District 1
Comment	1. The "Due Process" Argument (Procedural Fairness) In Florida, land use hearings are quasi-judicial. This means they must follow basic principles of fairness. • The Argument: Residents of District 1 are being deprived of their specific advocate who possesses "local knowledge" essential to evaluating Competent Substantial Evidence (the legal standard for these hearings). • Case Law / Principle: While Board of County Commissioners of Brevard County v. Snyder (627 So.2d 469) establishes the rules for these hearings, the case of Jennings v. Dade County (589 So. 2d 1337) emphasizes that the hearing must be "fair and impartial." You can argue that a hearing regarding a massive project like Parrish Lakes—which fundamentally changes the landscape of District 1—cannot be "fair" when the seat specifically designated to represent that geography is vacant. 2. The Planning Board's Authority The Planning Board is an advisory body. They have the standing to recommend a continuance to the Board of County Commissioners (BoCC) based on the "incompleteness of the record" or "procedural inequity." • Standing: They can move to continue the item on the grounds that the Technical Support Document or the public outreach (required by the Comp Plan) cannot be fully vetted without the participation of the district's representative. • Action: A member of the Planning Board can make a motion: "I move to continue this item until such time as the District 1 seat is filled, to ensure the procedural due process rights of the residents of the affected district are protected." 3. "Representational Standing" Florida courts recognize "Representational Standing" (e.g., Florida Home Builders Ass'n v. Dept. of Community Affairs). • The Strategy: A formal group (like a Parrish Homeowners Association) could argue that the vacancy creates a "Structural Due Process" error. By proceeding on a project of this magnitude without a District 1 representative, the County is effectively "silencing" a specific class of citizens (District 1 voters) in a way that other districts are not. 4. Manatee County Land Development Code (LDC) Check LDC Section 312.8 (Continuances). The Board has broad discretionary power to grant a continuance for "good cause." • Good Cause: The death of a sitting commissioner and the pending appointment of a successor is historically viewed as "good cause" in administrative law. • The Trap: Be aware that Florida Statute 163.3167(2) and recent laws (like HB 7103) force counties to act on applications within certain timeframes. Developers may threaten to "clock" the county if they delay too long. Recommended Strategy for the Hearing Since you are a board member, you can urge the Planning Board to pass a Resolution of Concern to the BoCC stating: 1. Fundamental Fairness: That proceeding on a DRI (Development of Regional Impact) of 1,155 acres without a District 1 representative violates the spirit of the Comprehensive Plan's community participation goals. 2. Incomplete Record: That the "Board" cannot fully weigh the impacts on Parrish infrastructure without the input of the representative who was intimately familiar with those specific failing roads and wetlands. For the Record Glen Gibellina https://electglengibellina.com/



Public Comment

Submitted On: May 13, 2026, 07:05AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1
Comment	I am writing to formally enter my strongest opposition to the proposed amendments for the Parrish Lakes Development of Regional Impact (DRI #28). This request to increase density while simultaneously stripping away affordable housing requirements and infrastructure obligations is an affront to the residents of North County. Moving forward with a project of this magnitude under the current circumstances is not just bad planning—it is a failure of representative governance. 1. Taxation Without Representation: The District 1 Vacancy District 1 is currently without a sitting Commissioner. To vote on a massive expansion of a 1,155-acre DRI that fundamentally alters the landscape of Parrish and Palmetto while the residents of that district have no dedicated voice on this Board is unconscionable. This item should be continued until a representative for District 1 is seated to advocate for the specific needs and safety of those constituents. 2. The Infrastructure Deficit The proposal seeks to increase residential entitlements from 3,401 to 3,778 units and significantly increase "attached" units. Traffic: Moccasin Wallow Road and Erie Road are already failing. Adding hundreds of additional high-intensity units while removing "EE" Road from Map H in favor of local roads is a recipe for gridlock. Fiscal Imbalance: You are being asked to decrease commercial/retail space by nearly 50,000 square feet. This reduces the future tax base and local job opportunities, turning Parrish Lakes into a massive commuter bedroom community that further drains our road capacity. 3. The Affordable Housing Betrayal As a member of the Manatee County Affordable Housing Advisory Board, I am appalled by Item #5 of this request: the removal of Affordable Housing Conditions M.1 through M.12. At a time when this Board claims to prioritize "attainable housing," allowing a developer to strip away twelve specific stipulations designed to ensure housing diversity is a betrayal of the public trust. We cannot solve a housing crisis by allowing developers to delete their obligations from a Development Order the moment those obligations become "inconvenient." 4. Density Without Design Increasing density while decreasing the commercial "live-work" balance and removing infrastructure guardrails is the definition of "density to the destruction of Manatee County." The Parrish area is already suffering from "developer-driven" planning where rooftops outpace roads, schools, and utilities. I urge this Board to DENY Ordinance No. 26-15 or, at the very least, CONTINUE this quasi-judicial hearing until: A District 1 Commissioner is seated to represent the affected area. A full, updated traffic impact analysis is provided that accounts for the increase in attached units. The developer explains why, in the midst of a housing crisis, they should be allowed to walk away from Affordable Housing Conditions M.1-M.12. Manatee County deserves a Comprehensive Plan and individual Development Orders that protect the people, not just the profits of the DRI applicants.

Sincerely,

Glen Gibellina

<https://electglengibellina.com/>



Public Comment

Submitted On: May 13, 2026, 07:22AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM INC. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1
Comment	RE: STRONGEST OPPOSITION to PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment (PLN2408-0049) Dear Commissioners, I am writing to formally enter into the record my strongest opposition to the proposed amendments for the Parrish Lakes General Development Plan (GDP). This application represents a textbook example of "density to the destruction of Manatee County"—asking for more rooftops while simultaneously stripping away the very infrastructure and community benefits that were promised to justify this project in the first place. As a resident who has witnessed 40 years of growth in this county, I find this specific proposal to be an egregious overreach for the following reasons: 1. Taxation Without Representation: The District 1 Vacancy The Parrish Lakes DRI consists of 1,155 acres squarely within District 1. As this Board is well aware, District 1 currently has no sitting Commissioner. To hold a quasi-judicial hearing of this magnitude—one that fundamentally alters the density and traffic patterns of Parrish—while the residents of that district have no elected voice to advocate for them is a failure of the democratic process. This item should be continued until a representative is seated. 2. The Infrastructure Bait-and-Switch The developer is asking to increase residential entitlements to 3,778 units while specifically requesting to redesignate "EE" Road as a Local road. This is a dangerous precedent. You cannot increase the intensity of use (adding nearly 400 additional units and shifting toward high-density attached housing) while simultaneously "down-grading" the road network designed to support it. Moccasin Wallow Road is already a corridor of concern. Turning what should be a significant thoroughfare into a "local road" is a maneuver to shift the burden of future traffic failures onto the taxpayers rather than the developer. 3. Abandoning Affordable Housing Obligations This is perhaps the most offensive aspect of the request. The developer is seeking to remove Affordable Housing Conditions P.1 through P.12. Manatee County is in the midst of a housing crisis. As a member of the Affordable Housing Advisory Board, I see the struggle for attainable housing every day. For a developer to receive a "Planned Development Mixed Use" (PDMU) designation—which often comes with increased density allowances—and then turn around and strip out twelve specific stipulations regarding affordable housing is a betrayal of the public trust. If they want the density, they must keep the responsibility. 4. Erosion of the "Live-Work" Balance The proposal seeks to decrease commercial entitlements by nearly 50,000 square feet. Every square foot of retail and commercial space lost in Parrish is another reason for a resident to have to

drive onto I-75 or Moccasin Wallow for basic goods and services.

By reducing commercial space and increasing residential units, you are creating a massive, isolated bedroom community that contributes nothing to the local jobs-to-housing balance and everything to the morning gridlock.

5. Conclusion

A "can-do" attitude from consultants like Kimley-Horn should not mean a "can-do" attitude for developer profit at the expense of public safety and infrastructure. This amendment seeks to maximize ROI for the applicant while leaving the residents of Parrish with more traffic, fewer affordable options, and downgraded roads.

I urge this Board to DENY PDMU-16-16(G)(R3). At a minimum, this Board has an ethical obligation to CONTINUE this hearing until the citizens of District 1 have an elected Commissioner to represent their interests at the dais.

Sincerely,

Glen Gibellina

<https://electglengibellina.com/>



Public Comment

Submitted On: Apr 17, 2026, 04:00PM EDT

Manatee County Government

Full Name	First Name: tonya Last Name: byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	April 20, 2026
Topic/Agenda Item	Parrish Lakes
Comment	Totally against dwelling units from3,465 to 3,807removing first five year limitation (ended in 2025) To many homes no more! Stop turning Parrish into Tampa because of greed ! And what is planed for Erie Rd when if need use Railroad track and do not take away from others there land! Stop and have feelings what if it was happening to you?

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

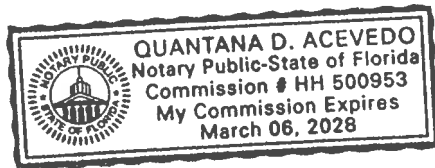
COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds**, who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notices of Comprehensive Plan Text and Map Amendments** for the **Manatee County Board of County Commissioners Land Use Meeting on August 6, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.myanatee.org on **July 23, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 24th day of July 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Quantana Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF LAND USE CHANGE

Official Actions Will Affect and Regulate Use of Real Property in Unincorporated Manatee County – Notice to Real Property Owners and General Public.

The Manatee County Board of County Commissioners will hold a public hearing to consider the adoption of the following amendments to the Manatee County Comprehensive Plan. The amendments pertain to the unincorporated area of Manatee County. At the conclusion of the public hearing the Board of County Commissioners shall determine whether to adopt, adopt with modifications or not adopt the amendments to the Manatee County Comprehensive Plan.

Date: August 6, 2026
Time: 9:00 a.m., or soon thereafter as same may be heard

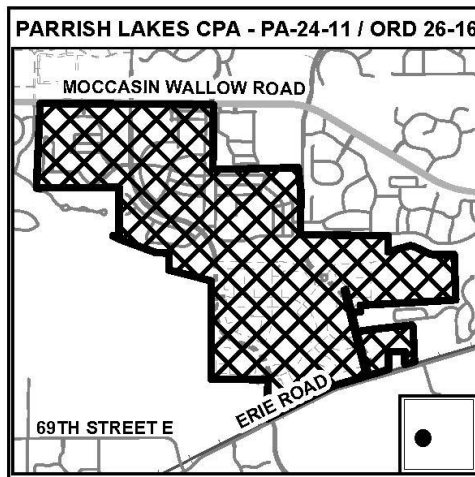
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Patricia M. Glass Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

ORDINANCE 26-16 / PA-24-11 PARRISH LAKES CPA LARGE-SCALE COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT

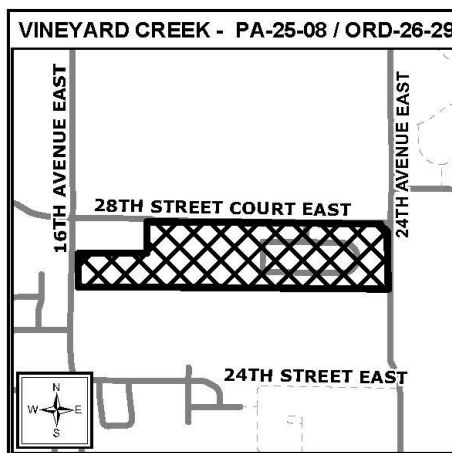
PLN2408-0047 – THIS PROJECT IS BEING CONTINUED TO NO DATE SET AND TO BE READVERTISED

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan Map and Text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and, (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County); providing for severability and providing an effective date.



**ORDINANCE 26-29 / PA-25-08 – VINEYARD CREEK CPA – SMALL-SCALE
COMPREHENSIVE PLAN MAP AMENDMENT – [PLN2508-0053](#)**

Adoption of an Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of four parcels, approximately 29.83 acres of real property generally located on the southwest corner of the intersection of 28th Street Court East and 24th Avenue East, Palmetto, (Manatee County), from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category; providing for severability and providing an effective date.



The proposed Ordinances are available for public inspection at the Manatee County Development Services Department, 1112 Manatee Avenue West, Suite 400, Bradenton, Florida, during regular business hours. A reasonable charge may be made for the provision of copies.

Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. The public hearing may be continued from time to time to a date and time certain or to no date certain and re-advertised. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please Send Comments To: **Manatee County Development Services Department**
Attn: Agenda Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM; email to: planning.agenda@mymanatee.org.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: July 23, 2026

APPROVED

CPA

PARRISH LAKES

TRANSPORTATION ASSESSMENT

Project Number: PA-24-11/ORD-24-86

Record Number: PLN2408-0047

1/9/2026

The purpose of this report is to provide an assessment of the proposed Comprehensive Plan Amendment (CPA) for the Parrish Lakes Development located south of Moccasin Wallow Road and east and west of Carter Road extension, as shown in Figure 1.

The current approval for the project has a D-5 condition that limits the development to the traffic equivalent to the following land uses:

- Residential – 3,300 Dwelling Units
- Non-Residential – 550,000 Square Feet

In conjunction with the planned amendment, the GDP for the project is proposed to be amended to allow the following land uses:

- Single Family – 2,385 Dwelling Units
- Townhomes – 1,022 Dwelling Units
- Multi-Family – 400 Dwelling Units
- Retail – 207,984 Square Feet
- Lagoon – 23,531 Square Feet (601 Parking Spaces)
- Office – 35,000 Square Feet



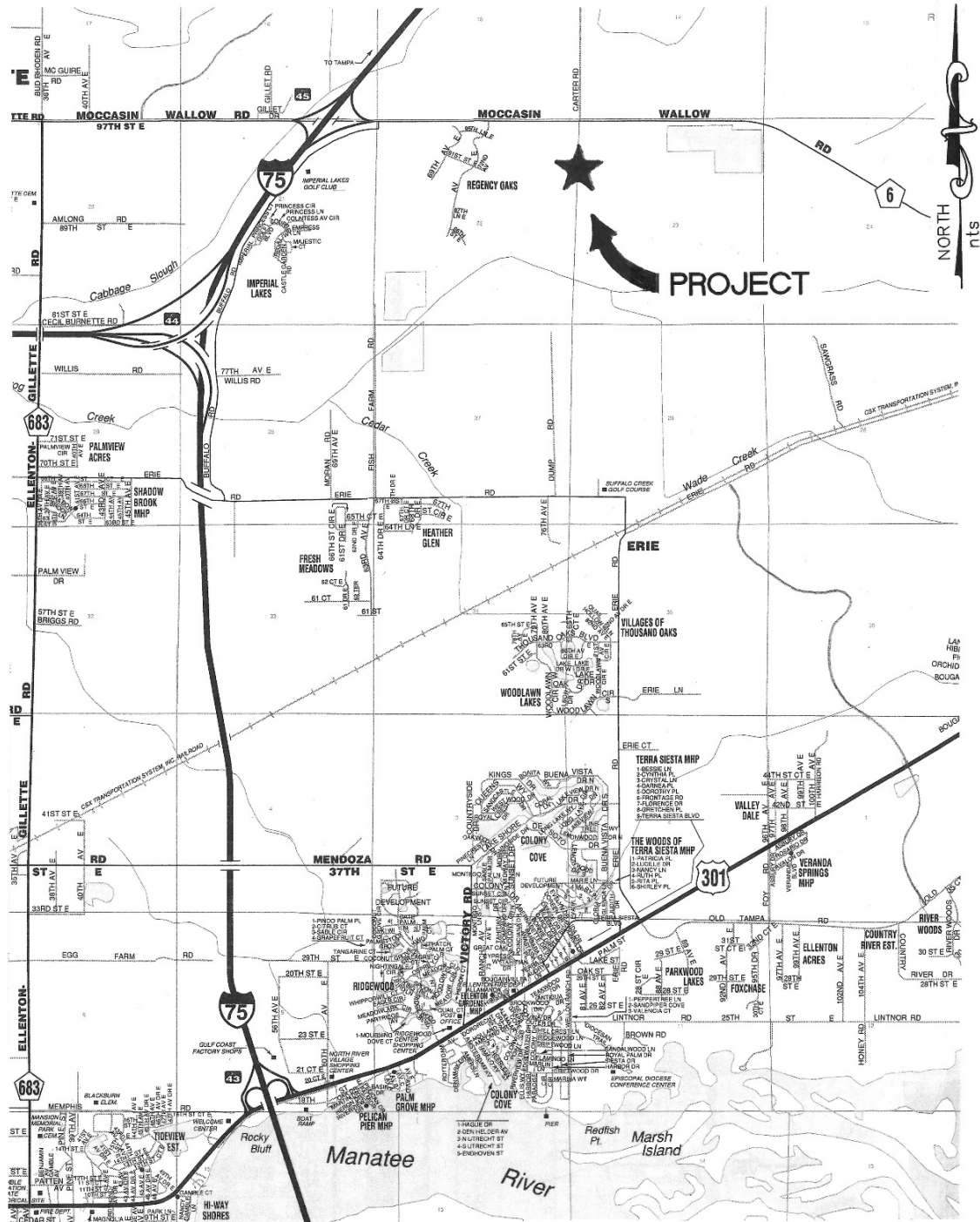


FIGURE 1
PROJECT LOCATION



This analysis will provide a comparison of the trip generation for the land uses identified in the D-5 condition to the proposed GDP land uses.

PM PEAK HOUR PROJECT TRAFFIC

The PM peak hour project traffic was based on the trip generation rates contained in the ITE Trip Generation Manual, 12th Edition. As shown in Table 1, the D-5 land uses would generate/attract 4,696 PM peak hour trip ends and the land uses for the proposed GDP amendment would generate/attract 3,497 trip ends for a net decrease of 1,199 trip ends.

Since the project is proposed to contain residential and non-residential land uses there exists the potential for trips to originate at one of the land uses within the project and have a destination at another land use within the project – internal capture. The internal capture was calculated based on NCHRP 684.

Studies contained in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, indicate that a percentage of the retail trip ends already exist on the adjacent roadway – passerby capture. To account for this passerby capture, it was estimated a percentage of the proposed trip ends are not to exceed 10% of the traffic on the adjacent roadways. Therefore, the new external PM peak hour trip ends generated/attracted by the D-5 land uses would be 3,381 trip ends. The proposed GDP land uses would generate/attract 2,938 new external trip ends for a net decrease of 443 PM peak hour trip ends, as shown in Table 1.

TABLE 1
PM PEAK HOUR TRIP GENERATION

Scenario	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Internal Trip Ends (2)			Passerby Trip Ends (3)			New External Trip Ends		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Approved	Single Family	210	3,300 DU's	1,903	1,166	3,069	303	190	493	0	0	0	1,600	976	2,576
		820	550,000 SF	797	830	1,627	190	303	493	176	153	329	431	374	805
Proposed	Single Family	210	2,385 DU's	2,700	1,996	4,696	493	493	986	176	153	329	2,031	1,350	3,381
		210	2,385 DU's	1,104	677	1,781	90	31	121	0	0	0	1,014	646	1,660
	Townhomes	215	1,022 DU's	328	247	575	27	11	38	0	0	0	301	236	537
	Multi-Family	220	400 DU's	123	76	199	10	3	13	0	0	0	113	73	186
	Retail	821	40,000 SF	93	97	190	12	26	38	32	28	60	49	43	92
	Retail	820	167,984 SF	269	279	548	34	74	108	68	59	127	167	146	313
	Lagoon	482	601 Parking Spaces	29	109	138	4	29	33	0	0	0	25	80	105
	Office	710	35,000 SF	11	55	66	9	12	21	0	0	0	2	43	45
	Total			1,957	1,540	3,497	186	186	372	100	87	187	1,671	1,267	2,938
	Difference			743	456	1,199	307	307	614	76	66	142	360	83	443

(1) Source: ITE Trip Generation Manual, 12th Edition.

(2) Source: ITE Trip Generation Handbook, 3rd Edition. (NCHRP 684)

(3) Source: ITE Trip Generation Handbook, 3rd Edition. (Updated data)

• Passerby Trips

Retail (550,000 SF) - 29%

In - (797 - 190) x 0.29 = 176

Out - (830 - 303) x 0.29 = 153

Retail (40,000 SF) - 40%

In - (93 - 12) x 0.40 = 32

Out - (97 - 26) x 0.40 = 28

Retail (167,984 SF) - 29%

In - (269 - 34) x 0.29 = 68

Out - (279 - 74) x 0.29 = 59

• Passerby Trips can not exceed 10% of the background traffic.

8,407 (a) x 0.10 = 841 > 187

(a) Based on peak hour total volumes for Moccasin Wallow Rd (Link 2750) on the Manatee County Link sheets dated November, 2025.



CONCLUSION

Based on the above analysis, the land uses within the GDP would generate/attract less traffic than the land uses under the current D-5 condition.



APPENDIX



ITE TRIP GENERATION MANUAL, 12th EDITION
APPROVED LAND USES



LINCKS & ASSOCIATES, A **TMC** Company

PERIOD SETTING

Analysis Name :	PM Peak Hour	No :	
Project Name :	Parrish Lakes PA-Approved	City:	
Date:	11/10/2025	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 12th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	3300 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.93	1903 62%	1166 38%	3069
820 - Shopping Center (>150k) (General Urban/Suburban)	1000 Sq. Ft. GLA	550	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.66\ln(X) + 3.23$	797 49%	830 51%	1627

⁽⁰⁾ indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	1903	0 %	1166
820 - Shopping Center (>150k)	0 %	797	0 %	830

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit	1166	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry 797
Entry	1903	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit 830

820 - Shopping Center (>150k)

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		820 - Shopping Center (>150k)	Total	
Entry	1903 (100%)	0 (0%)	0 (0%)	1903 (100%)
Exit	1166 (100%)	0 (0%)	0 (0%)	1166 (100%)

Total	3069 (100%)	0 (0%)	0 (0%)	3069 (100%)
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820 - Shopping Center (>150k)

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	797 (100%)	0 (0%)	0 (0%)	797 (100%)
Exit	830 (100%)	0 (0%)	0 (0%)	830 (100%)
Total	1627 (100%)	0 (0%)	0 (0%)	1627 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	3069	0	0	3069
820 - Shopping Center (>150k)	1627	0	0	1627

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center (>150k) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	2700
Total Exiting	1996
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	2700

ITE TRIP GENERATION MANUAL, 12th EDITION
PROPOSED LAND USES



LINCKS & ASSOCIATES, A **TMC** Company

PERIOD SETTING

Analysis Name :	PM Peak Hour	
Project Name :	Parrish Lakes - 12th - Proposed	No :
Date:	11/10/2025	City:
State/Province:		Zip/Postal Code:
Country:		Client Name:
Analyst's Name:		Edition: Trip Generation Manual, 12th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	2385	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 0.33$	1104 62%	677 38%	1781
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	1022 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.57(X) + -7.84$	328 57%	247 43%	575
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	400	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.48(X) + 7.35$	123 62%	76 38%	199
821 - Shopping Plaza (40-150k) - Supermarket - No (General Urban/Suburban)	1000 Sq. Ft. GLA	40 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 4.76	93 49%	97 51%	190
820 - Shopping Center (>150k) (General Urban/Suburban)	1000 Sq. Ft. GLA	167.98	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 3.26	269 49%	279 51%	548
710 - General Office Building (General Urban/Suburban)	1000 Sq. Ft. GFA	35	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.99(X) + 31.14$	11 17%	55 83%	66

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	1104	0 %	677
215 - Single-Family Attached Housing	0 %	328	0 %	247
220 - Multifamily Housing (Low-Rise)	0 %	123	0 %	76
821 - Shopping Plaza (40-150k)	0 %	93	0 %	97
820 - Shopping Center (>150k)	0 %	269	0 %	279
710 - General Office Building	0 %	11	0 %	55

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 677 Demand Exit: 0 % (0)

Entry 1104 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

215 - Single-Family Attached Housing

Demand Entry: 0 % (0) Entry 328

Demand Exit: 0 % (0) Exit 247

210 - Single-Family Detached Housing

Exit 677 Demand Exit: 0 % (0)

Entry 1104 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) Entry 123

Demand Exit: 0 % (0) Exit 76

210 - Single-Family Detached Housing

Exit 677 Demand Exit: 0 % (0)

Entry 1104 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

821 - Shopping Plaza (40-150k)

Demand Entry: 0 % (0) Entry 93

Demand Exit: 0 % (0) Exit 97

210 - Single-Family Detached Housing

Exit 677 Demand Exit: 0 % (0)

Entry 1104 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

820 - Shopping Center (>150k)

Demand Entry: 0 % (0) Entry 269

Demand Exit: 0 % (0) Exit 279

210 - Single-Family Detached Housing

Exit 677 Demand Exit: 0 % (0)

Entry 1104 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

710 - General Office Building

Demand Entry: 0 % (0) Entry 11

Demand Exit: 0 % (0) Exit 55

215 - Single-Family Attached Housing

Exit 247 Demand Exit: 0 % (0)

Entry 328 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) Entry 123

Demand Exit: 0 % (0) Exit 76

215 - Single-Family Attached Housing

Exit 247 Demand Exit: 0 % (0)

Entry 328 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

821 - Shopping Plaza (40-150k)

Demand Entry: 0 % (0) Entry 93

Demand Exit: 0 % (0) Exit 97

215 - Single-Family Attached Housing

[illegible]

220 - Multifamily Housing (Low-Rise)

[illegible]

821 - Shopping Plaza (40-150k)

[illegible]

820 - Shopping Center (>150k)

[illegible]

710 - General Office Building

[illegible]

Total	66 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	66 (100%)
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EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1781	0	0	1781
215 - Single-Family Attached Housing	575	0	0	575
220 - Multifamily Housing (Low-Rise)	199	0	0	199
821 - Shopping Plaza (40-150k)	190	0	0	190
820 - Shopping Center (>150k)	548	0	0	548
710 - General Office Building	66	0	0	66

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods 215 - Single-Family Attached Housing (General Urban/Suburban)
The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion.

820 - Shopping Center (>150k) (General Urban/Suburban)
The chosen method (Average) is not recommended by ITE. ITE recommends LOG based on the criterion.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

821 - Shopping Plaza (40-150k) - Supermarket - No (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center (>150k) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

710 - General Office Building (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	1928
Total Exiting	1431
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	1928
Total Exiting Non-Pass-by Trips	1431

Land Use: 482

Waterslide Park

Description

A waterslide park contains waterslides, wading pools, and refreshment stands. Some waterslide parks may include picnic areas.

Additional Data

The sites were surveyed in the 1990s in New Hampshire.

Specialized Land Use Data

A 2011 study provided data on three indoor waterslide parks with attached lodging in Pennsylvania and Ohio. The number of rooms in the attached hotels varied between 200 and 395. The gross floor area ranged between 50,000 and 80,000 square feet, with an average of 63,000. The number of parking spaces ranged between 472 and 790 with an average of 580. The information collected for these sites is presented below. (Source 748)

The following weighted average vehicle trip generation rates were observed:

- 0.21 per parking space or 1.92 per 1,000 square feet gross floor area during the weekday, PM peak hour of adjacent street traffic
- 0.10 per parking space or 0.89 per 1,000 square feet gross floor area during the weekday, AM peak hour of the generator
- 0.23 per parking space or 2.03 per 1,000 square feet gross floor area during the weekday, PM peak hour of the generator
- 0.39 per parking space or 3.58 per 1,000 square feet gross floor area during the Saturday, peak hour of the generator
- 0.33 per parking space or 3.01 per 1,000 square feet gross floor area during the Sunday, peak hour of the generator

Source Numbers

617, 748

Waterslide Park (482)

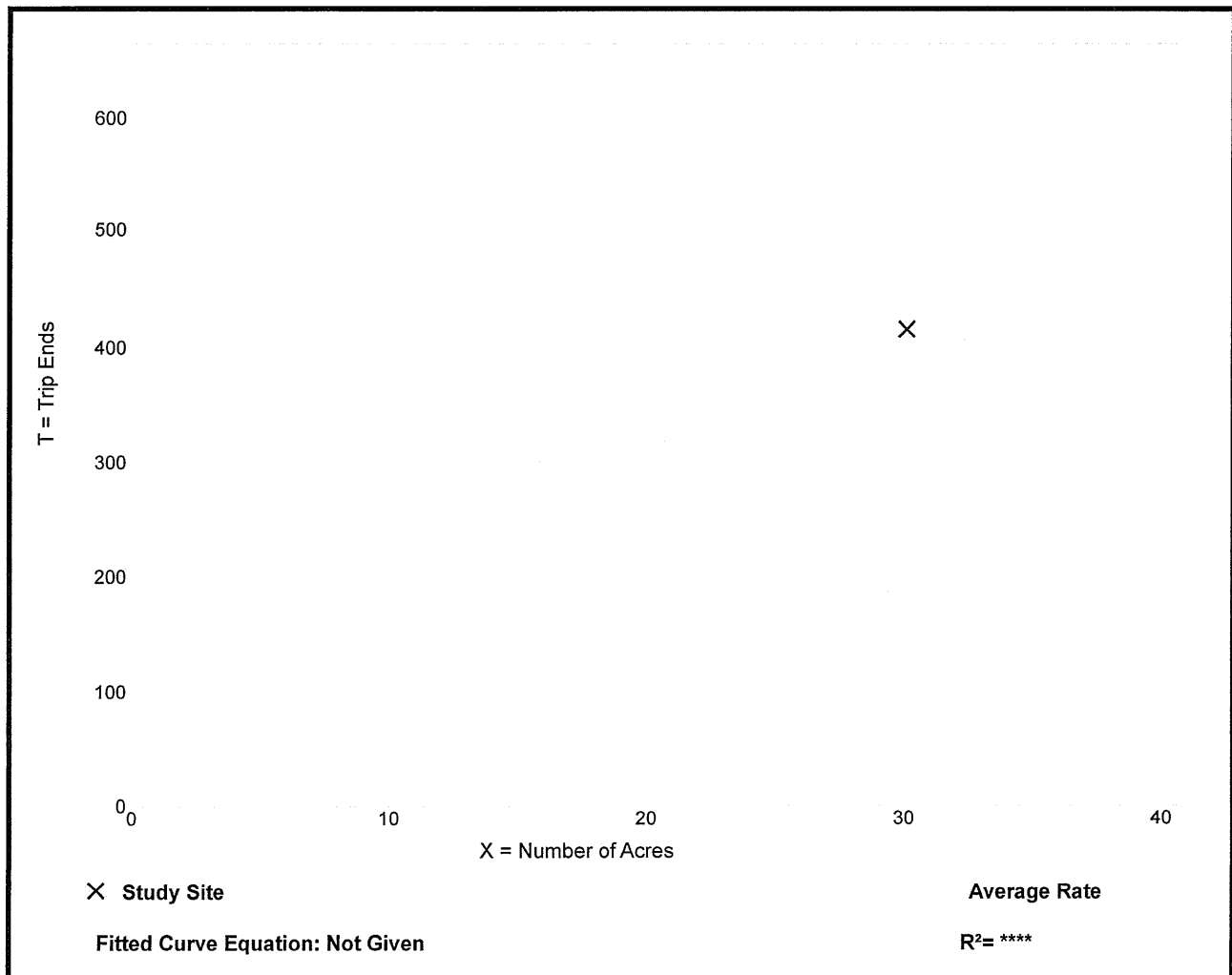
Vehicle Trip Ends vs: Acres
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Acres: 30
 Directional Distribution: 21% entering, 79% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
13.82	13.82 - 13.82	*

Data Plot and Equation

Caution – Small Sample Size



INTERNAL CAPTURE
APPROVED LAND USES



LINCKS & ASSOCIATES, A **TMC** Company

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Parrish Lakes - APPROVED			Organization:	
Project Location:				Performed By:	NA
Scenario Description:				Date:	11.10.2025
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	820	550,000	SF	3,069	1,903	1,166
Restaurant				0		
Cinema/Entertainment				0		
Residential	210	3,300	DU's	1,627	797	830
Hotel				0		
All Other Land Uses ²				0		
				4,696	2,700	1,996

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	303	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	190	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	4,696	2,700	1,996
Internal Capture Percentage	21%	18%	25%
External Vehicle-Trips ⁵	3,710	2,207	1,503
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	38%	23%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Parrish Lakes - APPROVED
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	1903	1903	1.00	1166	1166
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	797	797	1.00	830	830
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	23		338	47	303	58
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	33	349	174	0		25
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		152	0	0	32	0
Retail	0		0	0	367	0
Restaurant	0	952		0	128	0
Cinema/Entertainment	0	76	0		32	0
Residential	0	190	0	0		0
Hotel	0	38	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	190	1713	1903	1713	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	303	494	797	494	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	303	863	1166	863	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	190	640	830	640	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

INTERNAL CAPTURE
PROPOSED LAND USES



NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Parrish Lakes - PROPOSED			Organization:	
Project Location:				Performed By:	NA
Scenario Description:				Date:	11.11.2025
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	35,000	SF	66	11	55
Retail	820, 821, 482	207,984	SF	876	391	485
Restaurant				0		
Cinema/Entertainment				0		
Residential	210,215,220	3,807	DU's	2,555	1,555	1,000
Hotel				0		
All Other Land Uses ²				0		
				3,497	1,957	1,540

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		11	0	0	1	0
Retail	3		0	0	126	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	6	39	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	3,497	1,957	1,540
Internal Capture Percentage	11%	10%	12%
External Vehicle-Trips ⁵	3,125	1,771	1,354
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	82%	22%
Retail	13%	27%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	8%	5%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Parrish Lakes - PROPOSED
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	11	11	1.00	55	55
Retail	1.00	391	391	1.00	485	485
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	1555	1555	1.00	1000	1000
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		11	2	0	1	0
Retail	10		141	19	126	24
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	40	420	210	0		30
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		31	0	0	62	0
Retail	3		0	0	715	0
Restaurant	3	196		0	249	0
Cinema/Entertainment	1	16	0		62	0
Residential	6	39	0	0		0
Hotel	0	8	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	9	2	11	2	0	0
Retail	50	341	391	341	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	127	1428	1555	1428	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	12	43	55	43	0	0
Retail	129	356	485	356	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	45	955	1000	955	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

PASSERBY CAPTURE



Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820									
Land Use	Shopping Center (> 150k)									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	8 Sites with GLA between 150 and 300k									
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k									
	16 Sites with GLA between 300 and 900k									
	19% for Sites with GLA between 300 and 900k									
	Pass-By Characteristics for Individual Sites									
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Total (%)	Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)				
213	Florida	1990	312	28	31	41		72	—	33
225	Illinois	1994	264	35	32	33		65	1970	24
227.9	Kentucky	1993	—	34	35	31		66	—	34
235	Kentucky	1993	211	35	29	36		65	2593	2
255	Iowa	1994	222	23	38	39		77	3706	24
256	Connecticut	1994	208	27	51	22		73	3422	24
293	Illinois	1994	282	24	70	6		76	4606	13
294	Pennsylvania	1994	213	24	48	18		76	4055	24
350	Massachusetts	1994	224	18	45	37		82	2112	24
361	Virginia	1994	315	17	54	29		83	2034	24
375	North Carolina	1994	214	29	48	23		71	2053	24
413	Texas	1994	228	28	51	21		72	589	24
418	Maryland	1994	281	20	50	30		80	5610	24
450	California	1994	321	23	49	28		77	2787	24
476	Washington	1994	234	25	53	22		75	3427	24
488	Texas	1994	257	12	75	13		88	1094	13
560	Virginia	1994	437	19	49	32		81	3051	24
581	Colorado	1994	296	18	53	29		82	2939	24
598	Colorado	1994	205	17	55	28		83	3840	24
633	Texas	1994	257	10	64	26		90	—	24
667	Illinois	1994	200	16	53	31		84	2770	24
738	New Jersey	1994	283	13	75	12		87	8059	24
800	California	1994	205	21	51	28		79	7474	24
808	California	1994	240	13	73	14		87	4035	24

MANATEE COUNTY LINK SHEETS



MANATEE COUNTY

Concurrency Transportation Link Sheet
Level of Service Analysis
Roadway Segments

NOVEMBER 2025

Manatee County Planning Department
PO Box 1000
Bradenton, Florida 34206
(941) 749-3070

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: November 3, 2025 7:42 AM

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Link No	Road Name	From Street	To Street	Jrs Din	Fnc Cls	U T R	U R	U T R	Sig/ Crs	Mile Sec	Nu m	Cl ss	Le g	5% Peak Hour LOS	Los Std	Exist AADT	Trf Cnt	Proj Art	Exist Los	O C	Peak Hour Base	Peak Hour Res	Peak Hour Total	Peak Hour Vol	3 Yr Growth Rate	Cn Yr	Con Im	Da Stn Num
2655	MJ RD	SR 70	CLAY GULLEY RD	MC	MIC	R	2U	5.00	1	Y	77.5	C	B	24	780	0.095		74	87	161	1,350	1,389	0.000					12-04
2660	17 ST E/EMPHIS RD	BUS US 41	US 41	MC	UC	U	2U	1.32	1	Y	62.5	D	D	24	9348	0.090	O	841	0	841	1,250	409	0.000				0	09-01
2670	17 ST E/EMPHIS RD	US 41	CANAL RD	MC	UC	U	4D	1.35	1	Y	161	D	C	24	11380	0.090	O	1,024	118	1,142	3,220	2,078	0.000			0	09-02	
2680	17 ST E/EMPHIS RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1	Y	62.5	D	C	24	5955	0.090	O	536	113	649	1,250	601	0.000			0	09-04	
2690	17 ST E/EMPHIS RD	ELLENTON GILLETTE	51 AVE E	MC	UC	U	2U	1.05	1	US	Y	62.5	D	C	24	5067	0.090	O	456	413	869	1,250	381	0.000		0	09-05	
2700	MENDOZA RD/39 ST E	US 41	CANAL RD	MC	UC	U	2U	1.10	1	US	N	47.5	D	C	24	1943	0.090	S	175	30	205	950	745	0.000		0	09-47	
2710	MENDOZA RD/37 ST E	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1	US	N	47.5	D	C	24	4257	0.090	C	383	41	424	950	526	0.000		0	09-43	
2720	MENDOZA RD/37 ST	ELLENTON-GILLETTE	49TH AVE	MC	UC	U	2U	1.30	1	US	Y	75.5	D	C	24	10189	0.090	O	917	136	1,053	1,510	457	0.000		0	09-07	
2721	MENDOZA RD	49TH AV E	I-75	MC	UC	U	2U	3.70	1	N	57.5	D	C	24	10000	0.090		900	0	900	1,150	250	0.000					4216
2730	MENDOZA RD/37 ST	I-75	VICTORY RD	MC	UC	U	2U	0.67	1	US	Y	79	D	C	24	5891	0.090	O	530	195	725	1,580	855	0.000		0	09-50	
2740	MOCCASIN WALLOW RD	ELLENTON-GILLETTE	GATEWAY/49 AV E	MC	UC	U	2U	1.15	1	US	Y	79	D	C	24	9446	0.090	O	850	3,445	4,295	1,580	-2,715	0.000		0	10-06	
2745	MOCCASIN WALLOW RD	GATEWAY/49 AV E	I-75	MC	UC	U	4D	1.64	1	Y	169	D	C	24	9446	0.090		850	2,927	3,777	3,380	-397	0.000					10-06
2749	MOCCASIN WALLOW RD	I-75	BUFFALO RD	MC	UC	U	4D	2.44	1	Y	295	D	B	24	28409	0.090		2,557	5,071	7,628	5,900	-1,728	0.000					10-47
2750	MOCCASIN WALLOW RD	BUFFALO RD	CARTER RD	MC	UC	T	2U	1.12	1	Y	114.5	D	D	24	23000	0.090	O	2,070	6,337	8,407	2,290	-6,117	0.000			0	10-48	
2751	MOCCASIN WALLOW RD	CARTER RD	115 AV E	MC	UC	T	2U	0.40	1	Y	109.5	D	D	24	18171	0.090		1,635	6,684	8,319	2,190	-6,129	0.000					10-49
2752	MOCCASIN WALLOW RD	115 AV E	U.S. 301	MC	UC	T	2U	0.95	1	Y	114.5	D	D	24	18171	0.090		1,635	4,945	6,580	2,290	-4,290	0.000					10-49
2753	MOCCASIN WALLOW RD - US 301 NEXIS	US 301	SR 62	MC	MA	T	2U	1.12	1	Y	43	D	A	22	0	0.090		0	0	0	860	860	0.000					
2760	MORGAN-JOHNSON RD/57 ST E	SR 64	44 AV E	MC	UC	U	2U	0.45	1	Y	113.5	D	B	24	7100	0.090	O	639	115	754	2,270	1,516	0.000			0	4169	
2765	MULHOLLAND RD	FT HAMER RD	W OF GAMBLE CREEK	MC	UC	U	2U	0.65	1	Y	65.5	D	C	24	3555	0.090		320	41	361	1,310	949	0.000					11-37
2770	WAUCHULA RD	SR 64	SR 70	MC	MAC	R	2U	0.10	1	55	N	39.5	C	B	24	2061	0.095	O	196	5	201	790	589	0.000		0	12-06	

UTILITY FLOW CONTRIBUTION TABLE

2/18/2021

AVERAGE DAILY FLOW

USE	LAND USE TYPE	POTABLE WATER (GPD)			WASTEWATER (GPD)		
CODE		QUANTITY	RATE	TOTAL	QUANTITY	RATE	TOTAL
SFD	SINGLE FAMILY DETACHED	1 EDU/UNIT	250		1 EDU/UNIT	185	
SFA	SINGLE FAMILY ATTACHED	1 EDU/UNIT	250		1 EDU/UNIT	185	
DUP	DUPLEXES	0.6 EDU/UNIT	250		0.6 EDU/UNIT	185	
MFA	APARTMENTS	0.6 EDU/UNIT	250		0.6 EDU/UNIT	185	
MFH	CONDOMINIUMS	0.6 EDU/UNIT	250		0.6 EDU/UNIT	185	
MHU	MOBILE HOMES	0.5 EDU/UNIT	250		0.5 EDU/UNIT	185	
RVP/TP	RV/TRAVEL TRAILER PARKS	0.5 EDU/UNIT	250		0.5 EDU/UNIT	185	
HTL	HOTEL	ROOMS	150		ROOMS	120	
OFF	GENERAL OFFICE	SQ. FT.	0.24		SQ. FT.	0.2	
MOF	MEDICAL OFFICE	SQ. FT.	0.6		SQ. FT.	0.5	
OFFPK	RESEARCH PARK	SQ. FT.	0.24		SQ. FT.	0.2	
COM	CONVENIENCE STORE	SQ. FT.	0.24		SQ. FT.	0.2	
COM	SUPERMARKET	SQ. FT.	0.12		SQ. FT.	0.1	
COM	SMALL SHOPPING CENTER (20,000 - 83,000 SQ. FT.)	SQ. FT.	0.12		SQ. FT.	0.1	
COM	LARGE SHOPPING CENTER (OVER 83,000 SQ. FT.)	SQ. FT.	0.12		SQ. FT.	0.1	
RST	GENERAL RESTAURANT	SQ. FT.	6		SQ. FT.	5	
FFR	FAST FOOD RESTAURANT	SQ. FT.	0.97		SQ. FT.	0.85	
MAR	MARINA	BERTHS	120		BERTHS	100	
REC	GOLF COURSE & OTHER RECREATIONAL USES	PARKING SPACES	10		PARKING SPACES	5	
COM	WHOLESALE	SQ. FT.	0.12		SQ. FT.	0.1	
OFF	DRIVE-IN BANK	SQ. FT.	0.12		SQ. FT.	0.1	
COM	GENERAL COMMERCIAL	SQ. FT.	0.12		SQ. FT.	0.1	
WHS	WAREHOUSE	SQ. FT.	0.12		SQ. FT.	0.1	
MFG	MANUFACTURING	SQ. FT.	0.5		SQ. FT.	0.4	
ALF	ASSISTED LIVING FACILITY	BEDS	150		BEDS	125	
HOS	HOSPITAL	BEDS	300		BEDS	250	
SCH	ELEMENTARY SCHOOL	STUDENTS	25		STUDENTS	20	
SCH	MIDDLE SCHOOL	STUDENTS	30		STUDENTS	25	
SCH	HIGH SCHOOL	STUDENTS	30		STUDENTS	25	
CHU	CHURCH	SEATS	3.6		SEATS	3	

WATER

SFD: (# of units) x 1 (EDU) x 250 (RATE) = Demand
 SFA: (# of units) x 1 (EDU) x 250 (RATE) = Demand
 MF: (# of units) x 0.6 (EDU) x 250 (RATE) = Demand
 General Commercial: (non-res sf) x 0.12 = Demand
 General Office: (non-res sf) x 0.24 = Demand

SEWER

SFD: (# of units) x 1 (EDU) x 185 (RATE) = Demand
 SFA: (# of units) x 1 (EDU) x 185 (RATE) = Demand
 MF: (# of units) x 0.6 (EDU) x 185 (RATE) = Demand
 General Commercial: (non-res sf) x 0.10 = Demand
 General Office: (non-res sf) x 0.20 = Demand

WATER SERVICE	Non-Res Sq. Ft.	Existing Dwelling Units	Persons per Household	Gallons per Day (per Person)	Gallons per Day Per Sq. Ft.	Demand (GPD)
EXISTING USES						
RESIDENTIAL UNITS		3,300	1	250	0	825,000
TOTALS:		3,300				825,000
OFFICE	67,500	0	0	0	0.24	16,200
MEDICAL OFFICE	67,500	0	0	0	0.6	40,500
RETAIL	385,351	0	0	0	0.12	46,242
ALF (500 BEDS)	29,649	0	0	150	0	75,000
TOTALS:	550,000					177,942
			EXISTING RESIDENTIAL + NONRESIDENTIAL			1,002,942
PROPOSED USES						
SFD		2,385	1	250	0	596,250
SFA		993	1	250	0	248,250
MF		400	0.6	250	0	60,000
TOTALS:		3,778				904,500
OFFICE	35,000	0	0	0	0.24	8,400
SHOPPING CENTER	211,750	0	0	0	0.12	25,410
TOTALS:						33,810
			PROPOSED RESIDENTIAL + NONRESIDENTIAL			938,310

SEWER SERVICE	Non-Res Sq. Ft.	Existing Dwelling Existing Units	Persons per Household	Gallons per Day (per Person)	Gallons per Day Per Sq. Ft.	Demand (GPD)
EXISTING USES						
RESIDENTIAL UNITS		3,300	1	185	0	610,500
TOTALS:		3,300				610,500
OFFICE	67,500	0	0	0	0.20	13,500
MEDICAL OFFICE	67,500	0	0	0	0.50	33,750
RETAIL	385,351	0	0	0	0.10	38,535
ALF (500 BEDS)	29,649	0	0	0	125	62,500
TOTALS:	550,000					148,285
			EXISTING RESIDENTIAL + NONRESIDENTIAL			758,785
PROPOSED USES						
SFD		2,385	1	185	0	441,225
SFA		993	1	185	0	183,705
MF		400	0.6	185	0	44,400
TOTALS:						669,330
OFFICE	35,000	0	0	0	0.20	7,000
SHOPPING CENTER	211,750	0	0	0	0.10	21,175
TOTALS:						28,175
			PROPOSED RESIDENTIAL + NONRESIDENTIAL			697,505

**Maximum Allowable Development / Ordinance 10-11 for Potable Water demand
(Max development potential)**

Water	Square Feet	# of Res Units	Persons / Household	GPD / Person	GPD / Sq. Ft.	Demand
Residential Units	0	3,300	1	250	0	825,000
Office	67,500	0	0.24	0	0	16,200
Medical Office	67,500	0	0.6	0	0	40,500
Retail	385,351	0	0.12	0	0	46,242
ALF (500 Beds)	29,649	0	0	150	0	75,000
Total						1,002,942

VS

Totals: Requested Entitlements

Water	Square Feet	# of Res Units	Persons / Household	GPD / Person	GPD / Sq. Ft.	Demand
Single-Family Detached	0	2,385	1	250	0	596,250
Single-Family Attached	0	993	1	250	0	248,250
Multi-Family	0	400	0.6	250	0	60,000
Office	35,000	0	0	0	0.24	8,400
Shopping Center	211,750	0	0	0	0.12	25,410
Total:						938,310

64,632 Less

**Maximum Allowable Development / Ordinance 10-11 for Wastewater demand
(Max development potential)**

Sewer	Square Feet	# of Res Units	Persons / Household	GPD / Person	GPD / Sq. Ft.	Demand
Residential Units	0	3,300	1	185	0	610,500
Office	67,500	0	0.20	0	0	13,500
Medical Office	67,500	0	0.50	0	0	33,750
Retail	385,351	0	0.10	0	0	38,535
ALF (500 Beds)	29,649	0	0	125	0	62,500
Total:						758,785

VS

Totals: Requested Entitlements

Sewer	Square Feet	# of Res Units	Persons / Household	GPD / Person	GPD / Sq. Ft.	Demand
Single-Family Detached	0	2,385	1	185	0	441,225
Single-Family Attached	0	993	1	185	0	183,705
Multi-Family	0	400	0.6	185	0	44,400
Office	35,000	0	0	0	0.20	7,000
Shopping Center	211,750	0	0	0	0.10	21,175
Total:						697,505

61,280 Less

2.14.1.9/D.5.9.1.(1).(b) states:

In no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water and sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by 3,300 residential units and 550,000 square feet of non-residential square footage. Using the maximum allowable development potential within this requirement, the comparison of the requirement vs the request is shown below:

This table demonstrates the maximum development potential allowed under Ord 10-11. The proposed amendments generates less demand than that of the parameters stipulated in Policy 2.14.1.9/D.5.9.1.(1).(b).

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE BANNER, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared Marshall T. Robinson, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the Agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **Ordinance 26-16 / PA-24-11- PLN2408-0047 & Ordinance No. 26-15 - PLN2408-0048 & PDMU-16-16(G)(R3) -PLN2408-0049 - Parrish Lakes CPA, DRI and GDP- FLM INC (Owner)** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on May 15, 2026 and to be heard before the **Board of County Commissioners** at a public hearing to be held on June 4 and August 6, 2026, and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice banner to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said banner was conspicuously posted 5 feet from the front property line on the 30th day of April, 2026, and attached hereto, is an image of the banner(s) posted and description of the location of banner.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the 1st day of May, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

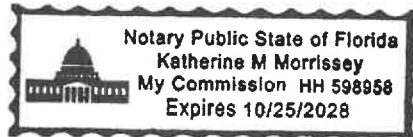
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Marshall T. Robinson
Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1st day of May, 2026 (date) by Marshall T. Robinson (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.

SEAL



My Commission Expires:

Commission No.:

Katherine M. Morrissey
Signature of Person Taking Acknowledgment
Katherine M. Morrissey
Type Name

Title or Rank

Serial Number, if any



Date:

Dear Adjacent Property Owner:

Re: Application: Ordinance 26-16 / PA-24-11- PLN2408-0047 & Ordinance NO. 26-15 – PLN2408-0048 & PDMU-16-16(G)(R3) -PLN2408-0049 - Parrish Lakes CPA, DRI and GDP

Filed by: FLM INC

Request: CPA: Privately-initiated Comprehensive Plan Map and Text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road.

DRI: Approve the following changes to Map H and the Development Order to: 1) increase the number of overall residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) revise the dwelling types to decrease the number of detached units from 2,421 to 2,385, and increase the number of attached units from 580 to 993; 3) decrease the total commercial/retail square footage from 260,000 square feet to 211,750 square feet; (188,219 square feet shopping center and 23,531 square feet lagoon); 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; and 6) remove "EE" Road Map H and replace with a local road, and 7) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC.

GDP: Amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Increase the total number of residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) modify the composition of the residential product types to decrease the number of detached units from 2,421 to 2,385 and increase single-family attached units from 580 to 993; 3) decrease the total commercial entitlements from 260,000 square feet to 211,750 square feet; 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12; and 6) redesignate "EE" Road as a Local road on the General Development Plan; and 7) allow Phase I and Phase II buildout dates to be completed in 2036.

Location: Generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish on approximately 1,155 acres (Manatee County) (Zoning Map Attached).

For more information please call:

CASE PLANNER: CJ Mills, Planner II **PHONE #** (941)748-4501 Ext: 6926

EMAIL: CJ.Mills@mymanatee.org

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: May 14, 2026
Time: 9:00 A.M. (or as soon thereafter)
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

Date: June 4 and August 6, 2026
Time: 9:00 A.M. (or as soon thereafter)
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these hearings and express your opinions, subject to proper rules of conduct. You may provide your comments in written form through submission of public comment, or in verbal form through registration as a Public Speaker.

You may send in a public comment by filling out the public comment form in advance at <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>. Be sure to include your name and submit your remarks by the specified deadline. The Planning Commission and Board of County Commissioners may not receive your comments before the meeting if the form is submitted after the deadline. Also, if you would like to register as a Public Speaker, you may do so up to 24 hours before the start of the meeting at https://manatee.hosted.civicleve.com/government/board_of_county_commissioners/bcc_meetings_and_agendas/public_speaker_sign_up.



Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing serve as a primary basis for the final decision by the Board of

County Commissioners.

Rules of Procedure for these public hearings [R-22-051] is available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Development Services / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 Ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

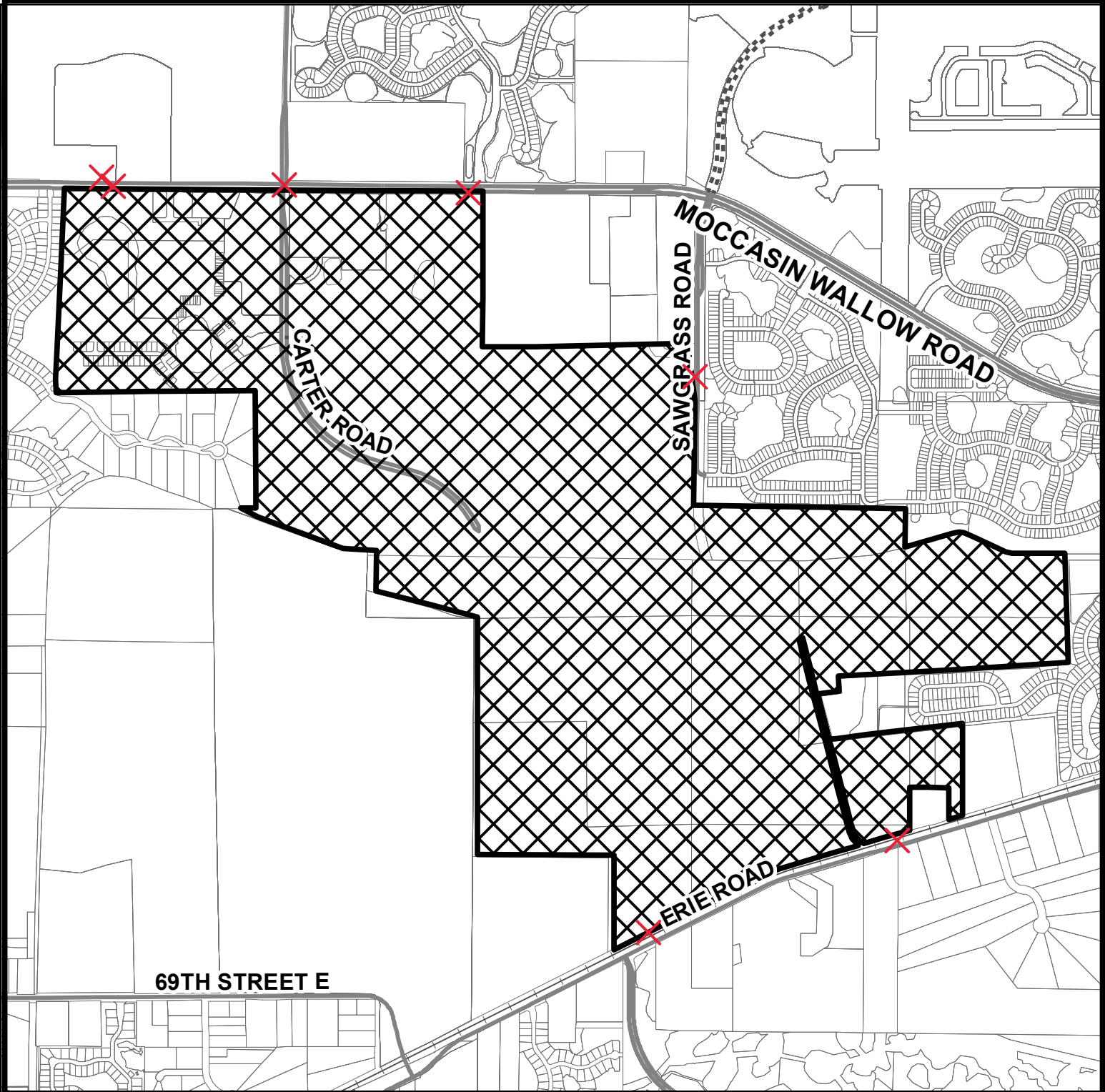
According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine Demilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

Parrish Lakes GDP Amendment



Parcel ID #(s) Multiple

Project Name: Parrish Lakes GDP Amendment
Project #: PDMU-16-16 (G)(R3)
Accela #: PLN2408-0049



Project Site

S/T/R: 24 33S 18E
Acreage: 1,155.0
Existing Zoning: PD-MU
Existing FLU: MU, PSP-1
Overlays: None
Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: OPEN SEAT



Manatee County
Staff Report Map

Map Prepared 9 / 2024

1 inch = 1,675 feet

NOTICE OF PUBLIC HEARING

Project No. Ord. 26-15/PLN2408-0048 & PDMU-16-16(G)(R3) PLN2408-0049

Parrish Lakes

Amendment to increase proposed dwelling units from 3,465 to 3,778 reclassify a thoroughfare as a local road, decrease commercial entitlements from 260,000 to 211,750 sq. ft., include public charter school as permitted, remove affordable housing conditions, align Phase I and II building dates to 2036 on 11,155 acres.

MYMANATEE.ORG/NEWPROJECTS

Planning Commission: May 14, 2026 9:00AM
Board of County Commissioners: June 4 & August 6, 2026
9:00AM
Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205
941-748-4501 Ext. 6926



NOTICE OF PUBLIC HEARING

Project No. PA-24-11/Ord. 26-16/ PLN2408-0047

Parrish Lakes

Comprehensive Plan Map and Text Amendments to redesignate a thoroughfare as a local road, increase total allowable dwelling units from 3,465 to 3,807, no change to commercial and remove first five year limitation (ended in 2025).

MYMANATEE.ORG/NEWPROJECTS

Planning Commission: May 14, 2026 9:00AM
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9:00AM
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Manatee County Administrative Center, 1st Floor
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Bradenton, Florida 34205
941-748-4501 Ext. 6926



NOTICE OF PUBLIC HEARING

Project No. Ord. 26-15/PLN2408-0048 & PDMU-16-16(G)(R3) PLN2408-0049

Parrish Lakes

Amendment to increase proposed dwelling units from 3,465 to 3,778 reclassify a thoroughfare as a local road, decrease commercial entitlements from 250,000 to 211,750 sq. ft. include public charter school as permitted, remove affordable housing conditions, align Phase I and II building dates to 2036 on ±1,155 acres.

MYMANATEE.ORG/NEWPROJECTS

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9:00AM

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[MYMANATEE.ORG/NEWPROJECTS](https://mymanatee.org/newprojects)

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SCAN FOR MORE INFORMATION

NOTICE OF PUBLIC HEARING

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SCAN FOR MORE INFORMATION



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

2 DAUGHTERS PROPERTIES LLC
10313 LONGMEADOW AVE
PARRISH FL 34219

2024 1 IH BORROWER LP
5420 LBJ FREEWAY STE 600
DALLAS TX 75240

8417 SEA RAY RUN LLC
8417 SEA RAY RUN
PARRISH FL 34219

8510 SEA RAY RUN LLC
8510 SEA RAY RUN
PARRISH FL 34219

AABERG, JOHN G
AABERG, DELAYNE D
AABER, JOHN & DELAYNE JOINT TRUST DTD
9821 LAST LIGHT GLEN
PARRISH FL 34219

ABEIGON, MICHAEL
ABEIGON, MEGAN
7711 108TH AVENUE CIR E
PARRISH FL 34219

ABERNATHY, ROBERT S
ABERNATHY, ROBERT S DECLARATION OF TRUST
9860 LAST LIGHT GLN
PARRISH FL 34219

ACEVEDO, MALLERI M
7827 111TH TER E
PARRISH FL 34219-2831

ACOSTA, ARISTIDES
LEMONS-ACOSTA, MARIA CATALINA
9406 69TH AVE E
PALMETTO FL 34221-9265

ACOSTA, MIGUEL A
CRUZ-ACOSTA, GRACIELA
35 ORLY WAY
BURLINGTON NJ 08016

ADAMS, ENID NADIESE
7770 108TH AVENUE CIR E
PARRISH FL 34219

AHONEN, RICHARD
5705 90TH AVENUE CIR E
PARRISH FL 34219-5432

ALEMAN, IVAN
PERALTA, ELIZABETH
8814 STARRY NIGHT TER
PARRISH FL 34219

ALEXANDER, NANCY L
ALEXANDER, KIRBY SCOTT
8327 GOLDEN BEACH CT
PARRISH FL 34219

ALLAIN, ASHLEY L
DELONG, KODY
7823 111TH TER
PARRISH FL 34219

ALLEN, ROBERT LEE
TISDALE, KRISTEN CHERIE
8840 BAY LEAF DR
PARRISH FL 34219

ALLEN, RYAN CUNNINGHAM
10233 DAYBREAK GLEN
PARRISH FL 34219

ALMEIDA, GILVAN MARCOS
SOUZA, ANDREA FELIX
9915 ZENNIA LN
PARRISH FL 34219

ALMODOVAR, RAQUEL V
10860 79TH ST E
PARRISH FL 34219

ALPERT, DAVID A
9407 69TH AVE E
PALMETTO FL 34221-9267

AMBOYAN, LINDA
9303 71ST AVE E
PALMETTO FL 34221-9014

AMMON, JOHN
AMMON, CANDY
AMMON TRUST DTD 9/16/2024
7106 91ST ST E
PALMETTO FL 34221-9246

ANDERSON, BRUCE W
5242 PATANO LOOP
PALMETTO FL 34221-3661

ANDERSON, DANIEL WESLEY JR
ANDERSON, SABRINA LYNN
8424 SEA RAY RUN
PARRISH FL 34219

ANDERSON, NATHAN A
ANDERSON, HEATHER L
7826 110TH AVE E
PARRISH FL 34219

ANDIRON MULTISTATE 1 LLC
590 MADISON AVE 13TH FLOOR
NEW YORK NY 10022

ANDIRON MULTISTATE 1 LLC
520 MADISON AVENUE 21ST FLOOR
NEW YORK NY 10022

ANDREWS, RYAN M
ROJAS, LAURI
9023 BAY LEAF DR
PARRISH FL 34219

ANGLIN, MARCIA ANGELA
9713 EVENTIDE TRL
PARRISH FL 34219

ANZALONE, TIFFANIE
KEENAN, JOE THOMAS
8324 GOLDEN BEACH CT
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

ARAUJO, JONATHAN JANUARIO
ARAUJO, EVELYN LIMA RIBEIRO
8511 SEA RAY RUN
PARRISH FL 34219

ARELLANO, DIANA
10820 79TH ST E
PARRISH FL 34219-2836

AURICCHIO, JOSEPH PASQUALE JR
AURICCHIO, CATHERINE M
10703 DAYBREAK GLEN
PARRISH FL 34219

AVILA, JULIANNA MARIE
AVILA, EDUARDO YAMIL
9405 69TH AVE E
PALMETTO FL 34221

AVINO, SALVATORE G
AVINO, PRISCILLA B
9827 EVENTIDE TRL
PARRISH FL 34219

AVREN, NICHOLAS JOHN
10861 79TH ST E
PARRISH FL 34219

AWWAD, JEINA
9861 LAST LIGHT GLN
PARRISH FL 34219

BAGLEY, DAVID LYLE
9431 SARAZEN PL
PALMETTO FL 34221

BAHNSEN, REBECCA A
BAHNSEN, LAWRENCE A II
9408 69TH AVE E
PALMETTO FL 34221

BAILEY, ADAM E
BAILEY, MICHELLE MAYTON
10931 79TH ST E
PARRISH FL 34219

BAITA, CYNTHIA LICCIARDELLO
CYNTHIA LICCIARDELLO-BAITA TRUST DTD
10817 79TH ST E
PARRISH FL 34219

BARNES, FELISHA DAWN
BARNES, JOHN PHILIP II
10910 DAYBREAK GLN
PARRISH FL 34219

BARRON, KIMBERLY
BARRON, CHARLES PARRA
8333 BELLA MAR TRL
PARRISH FL 34219

BARRON, RODNEY LEE
BARRON, JULIANNE
8520 BELLA MAR TRL
PARRISH FL 34219

BARTOLDI, BRANDON
BARTOLDI, ANGELEA
10115 ZENNIA LN
PARRISH FL 34219

BARTOLDI, CHRISTINA
BARTOLDI, ROBERT
10009 ZENNIA LN
PARRISH FL 34219

BATSON, MARNEIKA
8609 STARRY NIGHT TER
PARRISH FL 34219

BAUCOM, JONATHAN
BAUCOM, ELLEN
7822 110TH AVE E
PARRISH FL 34219

BAYSIDE COMMUNITY CHURCH OF SARASOTA INC
15800 SR 64 E
BRADENTON FL 34212

BEAUREGARD, DANIELLE SASHA
10853 79TH ST E
PARRISH FL 34219

BELL, SHELLEY
BELL, SHELLEY REVOCABLE LIVING TRUST
10932 79TH ST E
PARRISH FL 34219

BELLAMY, RANDOLPH JR
8431 BELLA MAR TRL
PARRISH FL 34219

BELLITTERA, JARED WILLIAM
BELLITTERA, BRANDY LYNNE
7774 108TH AVENUE CIR E
PARRISH FL 34219-2840

BEMSDORF, CURTIS WAYNE
8831 SUNSET PARK TRL
PARRISH FL 34219

BENDEL, BRITTANY NICOLE
10515 DAYBREAK GLN
PARRISH FL 34219

BENNETT, JEREMY
BENNETT, EMILY
7931 111TH TER E
PARRISH FL 34219

BENTON, KELLY A
BENTON, KELLY A LIVING TRUST
7902 110TH AVE E
PARRISH FL 34219

BERDECIA, EDGARDO
TORO, JUSTINE CARMEN
FELTON, JASMINE RENEE
8614 STARRY NIGHT TER
PARRISH FL 34219

BERG, NATHAN EDWARD
BERG, WHITNEY PAIGE
8019 111TH TER E
PARRISH FL 34219-2835

BERGER, JEFFREY H
8818 GULF SHORE TER
PARRISH FL 34219



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BERGMAN, CATHERINE
7832 111TH TER E
PARRISH FL 34219

BERKLE, PAUL J JR
SHEDLOCK, GREGORY
10920 79TH ST E
PARRISH FL 34219-2838

BERNHARDT, CARLOS
BERNHARDT, FRANCIA A
7602 91ST ST E
PALMETTO FL 34221-8473

BESTERMAN, CHRISTINA MARIE
URICK, LORI ANNA
648 IDAHO AVE
VERONA PA 15147

BETANCOURT, BETSY
8925 BAY LEAF DR
PARRISH FL 34219

BINDER, JERRY ANDREW
8441 SEA RAY RUN
PARRISH FL 34219

BINGHAM, JUSTIN ROBERT
BINGHAM, RIZZA MECATE
8407 BLUE WAVE LN
PARRISH FL 34219

BISCHOF, RUBY
9838 ZENNIA LN
PARRISH FL 34219

BITTNER, NICOSTIA RENEE
BITTNER, MAYSN, SCOTT
8448 SEA RAY RUN
PARRISH FL 34219

BLANK, MICHAEL J
BLANK, HOLLY A
9302 71ST AVE E
PALMETTO FL 34221-9013

BLANK, STEVE L
BLANK, GEORGEANN
9718 EVENTIDE TRL
PARRISH FL 34219

BLEVINS, ELAINA GWEN
8357 BELLA MAR TRL
PARRISH FL 34219

BLOCKER, HENRY
BLOCKER, MARY E
9826 ZENNIA LN
PARRISH FL 34219

BLOOME, MATTHEW G
BLOOME, TONYA M
PO BOX 644
PALMETTO FL 34220

BOBKOV, ALEXEY ALEXANDROVICH
BOBKOVA, RIMMA ANATOLYEVNA
BOBKOV, ALEXEY & RIMMA LIVING TRUST U/A
587 MARBLE ARCH AVE
SAN JOSE CA 95136

BOGGAVARAPU, ARCHANA
BOGGAVARAPU, RAJESH
10107 35TH ST E
PARRISH FL 34219

BONARDI, DANIEL J
HAYNES, AURORA
8609 OCEAN KEY PL
PARRISH FL 34219

BOOS MW & CARTER LLC
380 PARK PLACE BLVD STE 200
CLEARWATER FL 33759

BOOSALIS, PETER
BOOSALIS, FANI
8901 MAGNOLIA RIDGE RD
FAIRFAX STATION VA 22039

BOWEN, AARON R
BOWEN, SARA J
7906 111TH TER E
PARRISH FL 34219

BRADENTON CHRISTIAN SCHOOL SOCIETY INC
3304 43RD ST W
BRADENTON FL 34209

BRAUN, MOSHE
BRAUN, ELIEZER YITZCHOK
38 BRIARCLIFF DR
MONSEY NY 10952

BREA, JUAN PABLO
8443 BELLA MAR TRL
PARRISH FL 34219

BRONSON, STEPHANIE JEAN
9738 LAST LIGHT GLN
PARRISH FL 34219

BROTHERS, DAVID C
SCARBROUGH-BROTHERS, ROSE
9505 71ST AVE E
PALMETTO FL 34221-9018

BRUENNER, SEAN THOMAS
11005 DAYBREAK GLN
PARRISH FL 34219-1417

BRUMFIELD, MICHAEL HANNAN
BRUMFIELD, MELINDA CAROL
8328 GOLDEN BEACH CT
PARRISH FL 34219

BUI, TUOC HUU
NGUYEN, ROSANNA HOA HONG
HKLR FAMILY LIVING TRUST DTD 9/6/11
17503 POLO TRAIL
BRADENTON FL 34211

BURGA BACIGALUPO, CESAR AUGUSTO MARTIN
ALEGRIA RUIZ, RAQUEL IRIS
35-44 75TH ST APT IG
JACKSON HEIGHTS NY 11372

BUSHEY, HAYLEY
FREEL, COREY
7771 108TH AVENUE CIR E
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

BYERLEY, TONYA M
10401 ERIE RD
PARRISH FL 34219-6503

CALAS, TIFFANY
9836 LAST LIGHT GLN
PARRISH FL 34219

CALATLANTIC GROUP LLC
700 NW 107TH AVE STE 400
MIAMI FL 33172

CALVILLO, PAULA MARCEDES
SALINAS, LUIS CALVILLO
10016 ZENNIA LN
PARRISH FL 34219

CAMPA, EDDIE
8434 BLUE WAVE LN
PARRISH FL 34219

CAMPOS, CLAUDIA
CAMPOS, JOSE MANUEL JR
SUAZO, MANUEL J SR
7903 110TH AVE E
PARRISH FL 34219

CANUPP, JEFFREY A
CANUPP, CINDY C
8815 WRIGHTS MILL RD
BALTIMORE MD 21244

CAPALBO, JENNY M
HERNANDEZ, CHANTELE W
8617 STARRY NIGHT TER
PARRISH FL 34219

CAPELLAN, CHRISTOPHER ANTONIO
8410 BLUE WAVE LN
PARRISH FL 34219

CARDENAS, JUAN
CARDENAS, NANCY A
230 BATH CLUB BLVD S
NORTH REDINGTON BEACH FL 33708-1532

CAREY, MICHAEL C
C/O KRON, JASON
CAREY, DONNA D
7104 91ST ST E
PALMETTO FL 34221-9246

CARNELL, DELISA J
WAGNER, IAN JON
10520 DAYBREAK GLEN
PARRISH FL 34219

CARNES, DARREN D
POMPEY-CARNES, TUKEYCHA LASHAWN
10848 79TH ST E
PARRISH FL 34219

CARTER, MATTHEW P
CARTER, KATHARINE A
9411 71ST AVE E
PALMETTO FL 34221-9016

CASTILLO, RODOLFO
ACEVEDO, ARACELIS
10841 79TH ST E
PARRISH FL 34219-2837

CASTOR, JESSICA MARIE
8418 BLUE WAVE LN
PARRISH FL 34219

CERVELLO, DANIEL J
LISNAK, MEAGAN D
7902 111TH TER E
PARRISH FL 34219

CHAMBERS, KYLE JOHN
8917 BAY LEAF DR
PARRISH FL 34219

CHAPPELLE, JESSICA ANN
8807 SUNSET PARK TRL
PARRISH FL 34219

CHAREST, MICHELLE R
9919 ZENNIA LN
PARRISH FL 34219

CHENOWETH, RICHARD S
CHENOWETH, KAREN R
9829 LAST LIGHT GLN
PARRISH FL 34219

CHERRY, JILL
CATLIN, GLYNDON
8520 BONFIRE WAY
PARRISH FL 34219

CHRISTIE, WILLIAM J
CHRISTIE, JILL A
7201 91ST ST E
PALMETTO FL 34221-8437

CIECHANOWSKI, TAMI R
10824 79TH ST E
PARRISH FL 34219

CLAY, AMBER NICHOLE
CLAY, ALEXANDER CLAY
98119 EVENTIDE TRL
PARRISH FL 34219

CLEMENTS, NICHOLAS ANDREW
8822 GULF SHORE TER
PARRISH FL 34219

CNL PARRISH LAKES WEST II LLC
250 CIVIC CENTER DR STE 500
COLUMBUS OH 43215

COLACCI, ANGELO
COLACCI, MEREDITH
9806 EVENTIDE TRL
PARRISH FL 34219

COLAN, ERIC
9733 EVENTIDE TRL
PARRISH FL 34219

COLON, EFREN DANIEL ORTIZ
COLON, YAMILETTE BERRIOS
9840 LAST LIGHT GLEN
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

COLON, GIOVANNI NOEL
COLON, LEANN
8904 GULF SHORE TER
PARRISH FL 34219

COLTON, LARRY C
COLTON, DEBORAH L
COLTON, LARRY C & DEBORAH L FAMILY TRUST
10893 79TH ST E
PARRISH FL 34219

COOKSON, JOHN MATTHEW
COOKSON, ASHLEY LYNN
9906 ZENNIA LN
PARRISH FL 34219

COOLEY, PATRICIA HANSEN
COOLEY, RODNEY
8430 BELLA MAR TRL
PARRISH FL 34219

COOMBS, ROBIN ASHLEY
CAVALERI, VINCENT
10408 DAYBREAK GLN
PARRISH FL 34219

COOPER, NICHOLAS DAVID
COOPER, MARISSA ROSE
8437 SEA RAY RUN
PARRISH FL 34219

COPPERSTONE COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614

COPPERSTONE COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE 200
TAMPA FL 33614-8390

COPPERSTONE COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE 200
TAMPA FL 33614

COPPERSTONE MASTER ASSOCIATION INC
2870 SCHERER DR N UNIT 100
SAINT PETERSBURG FL 33716

CORNEILLE-THELICIEUX, ROSE DARLEINTZ
THELICIEUX, FEDELIN
10412 DAYBREAK GLN
PARRISH FL 34219

COTTON, SHELBY LLOYD
COTTON, KERRY ALEXANDER
10503 DAYBREAK GLN
PARRISH FL 34219

CRAIG, COLE
VINING, ASHLEY
8003 111TH TER E
PARRISH FL 34219

CRUMPLEY, JOHANNA
8761 GULF SHORE TER
PARRISH FL 34219

CUNDY, HEATHER LYNNE
7918 111TH TER E
PARRISH FL 34219

DANZINGER, ISAAC
8537 BELLA MAR TRL
PARRISH FL 34219

DASKALIDES, GAETAN JL
DASKALIDES, ASHLEY AHLES
8716 STARRY NIGHT TER
PARRISH FL 34219

DAVIDSON, DUSTIN
7767 108TH AVENUE CIR E
PARRISH FL 34219

DAVIS, CLIFFORD EDWIN JR
DAVIS, ALISON
8511 BONFIRE WAY
PARRISH FL 34219

DAVIS, ERIN E
7907 111TH TER E
PARRISH FL 34219

DAVIS, MATTHEW STEVEN
DAVIS, VICTORIA LEIGH
8450 BLUE WAVE LN
PARRISH FL 34219

DAWODU, ADEYINKA
8214 GOLDEN BEACH CT
PARRISH FL 34219

DE MORALES, CARMEN VIRGINIA LOPEZ
MORALES, ARNOLDO RENE
10843 DAYBREAK GLEN
PARRISH FL 34219

DECHELBOR, BENJAMIN RICHARD
AGRAMONTE, JORDAN TAYLOR
7907 110TH AVE E
PARRISH FL 34219-2773

DEL NEGRO, MATTHEW G
10918 DAYBREAK GLN
PARRISH FL 34219

DEL ROSARIO, JACIEL
DEL ROSARIO, YARUMI
7203 91ST ST E
PALMETTO FL 34221

DEL WEBB BAYVIEW COMMUNITY ASSOCIATION
INC
2662 S FALKENBURG RD
RIVERVIEW FL 33578

DEL WEBB BAYVIEW COMMUNITY ASSOCIATION
INC
2970 UNIVERSITY PKWY STE 101
SARASOTA FL 34243

DELONG, MICHAEL A
8516 BONFIRE WAY
PARRISH FL 34219

DEMIL, ROBERT E
DEMIL, SUSAN A
23046 E MAIN PO BOX 911
ARMADA MI 48005



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

DEPEIZA, CRYSTA-ANNE
YOUNG, THOMAS
8509 BELLA MAR TRL
PARRISH FL 34219

DIAZ, KINLEY
DIAZ, MILDARYS
8421 GOLDEN BEACH CT
PARRISH FL 34219

DIAZ, MARGARITA RUIZ
5200 COE AVENUE APT 2012
SEASIDE CA 93955

DIBLASI, STEPHEN JOHN III
DIBLASI, CRYSTAL MARIE
16928 ROSEDOWN GLEN
PARRISH FL 34219

DILORENZO, ROBYN
BOETZEL, TODD
7603 91ST ST E
PALMETTO FL 34221

DINH, CAMLE
9820 LAST LIGHT GLEN
PARRISH FL 34219

DIXON, BARNALI
DIXON, BARNALI REVOCABLE TRUST
573 25TH AVE SE
SAINT PETERSBURG FL 33705

DOMICO, JACLYN
8621 STARRY NIGHT TER
PARRISH FL 34219

DORIO, MARTIN ROBERT JR
9730 LAST LIGHT GLN
PARRISH FL 34219

DOROTEO, JESUS ORDONEZ
DOMINGUEZ, MARIA MILAGROS OLIVERO
8728 STARRY NIGHT TER
PARRISH FL 34219

DOUCETTE, RYAN RICHARD
DOUCETTE, TERESA A
10921 DAYBREAK GLN
PARRISH FL 34219

DR HORTON INC
5901 N HONORE AVE STE 250
SARASOTA FL 34243

DRB GROUP FLORIDA LLC
2099 GAITHER RD STE 600
ROCKVILLE MD 20850

DREAM FINDERS HOMES LLC
14701 PHILIPS HIGHWAY STE 300
JACKSONVILLE FL 32256

DREAM FINDERS HOMES LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE FL 32256

DRESSELHAUS, JACOB ERIK
DUFFY, PAXTON
9835 LAST LIGHT GLEN
PARRISH FL 34219

DRUCKMAN, JOSEPH GERARD
PRINCE, PAUL
8210 GOLDEN BEACH CT
PARRISH FL 34219

DRUCKMAN, JOSEPH GERARD
PRINCE, PAUL
8347 GOLDEN BEACH CT
PARRISH FL 34219

DUFFEY, BRIAN
LUEDEMAN, SHERI LOUISE
9301 71ST AVE E
PALMETTO FL 34221

DUFRANE, KRISTY MARIE
DUFRANE, TROY DAVID
10913 DAYBREAK GLEN
PARRISH FL 34219

DUNBAR, MARCELLUS JR
DUNBAR, ANGELA
9308 71ST AVE E
PALMETTO FL 34221-9013

DUNCAN, ALEXANDER JAMES
LUJAN, SAVANNA LYDIA
8805 STARRY NIGHT TER
PARRISH FL 34219

DUNCAN, JOANNA
ROSE, DERREK
10519 DAYBREAK GLN
PARRISH FL 34219

DUNCAN, MADELINE
DUNCAN, JACOB
9730 EVENTIDE TRL
PARRISH FL 34219

DUNN, ROBERT L
DUNN, DOROTHY F
9414 71ST AVE E
PALMETTO FL 34221-9015

DW BAYVIEW COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

EADS, ANDREW
EADS, SARAH
8614 OCEAN KEY PL
PARRISH FL 34219

EARLES, SHALYNN LAUREN PADGETT
EARLES, ZACHARY LEE
8918 BAY LEAF DR
PARRISH FL 34219

EBERSOLD, STACIE LYNNE
EBERSOLD, CHRISTOPHER L
8542 SEA RAY RUN
PARRISH FL 34219

EGELSTON, JEFFREY D
7791 108TH AVENUE CIR E
PARRISH FL 34219-2841



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

EIGNER, MELISSA
KUHS, BUCK
8626 STARRY NIGHT TER
PARRISH FL 34219

EISENBRAUN, BRIAN
EISENBRAUN, LISA
3706 162ND AVE E
PARRISH FL 34219-1752

EISENMENGER, SUSAN
EISENMENGER, DAVID
9312 71ST AVE E
PALMETTO FL 34221

ELIAS, CHARLES
ELIAS, BONNIE
8409 SEA RAY RUN
PARRISH FL 34219

ELM, BENJAMIN ROBERT
ELM, KYLE EVELYN
8533 BELLA MAR TRL
PARRISH FL 34219

EMMONS, JACOB
EMMONS, ELIZABETH
9306 71ST AVE E
PALMETTO FL 34221

ENOKEKWA, STANLEY ENO
SANTOS, QUEREM VIRGINIA DE FARIA PEDRO
10836 DAYBREAK GLN
PARRISH FL 34219-1412

ERNST, KYLIE AMANDA
HIGGINS, DANIEL RAY
10405 DAYBREAK GLEN
PARRISH FL 34219

ERWAY, MICHAEL PRESTON
ERWAY, MELISSA SUE
10135 ZENNIA LN
PARRISH FL 34219

ETHERIDGE, DEBORAH S
9309 71ST AVE E
PALMETTO FL 34221

EVANS, CHRISTOPHER
EVANS, ASHLEY
9307 71ST AVE E
PALMETTO FL 34221-9014

FANG, LAURA WEILIANG
655 CANYON CREST RD E
SAN RAMON CA 94582-4885

FANG, TING TING
13428 RAMBLEWOOD TRL
LAKEWOOD RANCH FL 34211

FARRIS, VINCENT CONNER
FARRIS, KAILEY CIERRA
8440 SEA RAY RUN
PARRISH FL 34219

FELTEN, AMY R
SHERWOOD, SHANE R
9112 71ST AVE E
PALMETTO FL 34221-9297

FERAD, MESUT FERAD
8504 BLUE WAVE LN
PARRISH FL 34219

FILHO, EULER MORONARI FERNANDES
FERN, PRISCILA JULIANA ANGELOTI
7797 108TH AVENUE CIR E
PARRISH FL 34219

FINLEY, NATHAN A
FINLEY, GENISE R
10840 79TH ST E
PARRISH FL 34219

FINTA, ROBERT
9211 71ST AVE E
PALMETTO FL 34221-9012

FIGORELLA, JOSEPH
FIGORELLA, IDA
4602 HALLS MILL CROSSING
ELLENTON FL 34222

FKH SFR M, LP
600 GALLERIA PKWY STE 300
ATLANTA GA 30339

FKH SFR PROPCO H LP
600 GALLERIA PKWY STE 300
ATLANTA GA 30339

FLIPPIN, KERRY SCOTT
8757 GULF SHORE TER
PARRISH FL 34219

FOSTER, ALEXANDER JOSEPH
10005 ZENNIA LN
PARRISH FL 34219

FRAIETTA, MARC A
FRAIETTA, DIANE L
FRAIETTA, MARC A & DIANE L JOINT TRUST
7403 91ST ST E
PALMETTO FL 34221

FRANCOIS, JACKY
DUBREUS, SABINE
8806 GULF SHORE TER
PARRISH FL 34219

FRAWLEY, JENNIFER
FRAWLEY, SEAN
10936 79TH ST E
PARRISH FL 34219

FREDETTE, JOEL M
FREDETTE, VONDA
7762 108TH AVENUE CIR E
PARRISH FL 34219-2840

FREEMAN, SETH DAVID
FREEMAN, JESSICA LYN
8817 STARRY NIGHT TER
PARRISH FL 34219

FRETZ, THOMAS ROBERT
FRETZ, THAO T
8014 111TH TER E
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

FRUSCI, ALEXIS ROSE
10127 ZENNIA LN
PARRISH FL 34219

GABRIEL, CYNTHIA
9722 LAST LIGHT GLN
PARRISH FL 34219

GAINES, RYANN NICOLE
GAINES, JEFFERY JR
10409 DAYBREAK GLEN
PARRISH FL 34219

GALLAGHER, GREGORY ALLEN
GALLAGHER, KAREN JO
8727 STARRY NIGHT TER
PARRISH FL 34219

GALLINA, KATIE LYNN
GALLINA, ANTHONY MICHAEL
10508 DAYBREAK GLN
PARRISH FL 34219

GALVEZ, JOSHUA WILLIAM
DELGADO, GABRIELLA FERMINA
8543 SEA RAY RUN
PARRISH FL 34219

GARCIA, VALERIE THERESE COMA EP
GARCIA, THIERRY THOMAS JOSEPH
8317 BELLA MAR TRL
PARRISH FL 34219

GASPARD, ERIN BREE
GASPARD, ANTHONY
10926 DAYBREAK GLN
PARRISH FL 34219

GATANIS, PAUL S
GATANIS, ANNA
10885 79TH ST E
PARRISH FL 34219

GATES, CODY JOHN
GATES, KAITLYN ROSE
10712 DAYBREAK GLEN
PARRISH FL 34219

GELOTTE, DAVID M
8507 RAIN LILY XING
PARRISH FL 34219

GEORGE, TRACY A
9408 71ST AVE E
PALMETTO FL 34221-9015

GERONIMO, JOSMER
8521 BELLA MAR TRL
PARRISH FL 34219

GERRY, NOELLE JUDITH
SMITH, KAYMERON RAYNELL
8512 BONFIRE WAY
PARRISH FL 34219

GIAMMONA, IGNAZIO
8015 111TH TER E
PARRISH FL 34219-2835

GINEBRA, LUIS
9856 LAST LIGHT GLN
PARRISH FL 34219

GIORGI, MACIEJ T
9605 71ST AVE E
PALMETTO FL 34221-9020

GIRALDO, MARY JULIETTE
8508 BLUE WAVE LN
PARRISH FL 34219

GIVERC, MARK
PROSKURINA, MARINA
10707 DAYBREAK GLN
PARRISH FL 34219

GLENN, TARA A
GLENN, RYAN LEE
7919 111TH TER E
PARRISH FL 34219

GLIELMI, LAURA
8509 POPSICLE CROSSING
PARRISH FL 34219

GOMEZ, JAVIER
DE LA ROSA, MYRNA
GOMEZ, MELANIE M
10840 DAYBREAK GLEN
PARRISH FL 34219

GOMEZ, JOHN PAUL
GOMEZ, NORMA
8525 BELLA MAR TRL
PARRISH FL 34219

GONYEA, FRANCIS
GONYEA, DONNA
9108 71ST AVE E
PALMETTO FL 34221

GONZALES, ROCIO
7927 111TH TER E
PARRISH FL 34219

GONZALEZ, FEVL V
OSPINA, JULIAN
9808 LAST LIGHT GLN
PARRISH FL 34219

GONZALEZ, JOSE ALBERTO MARTINEZ
PARADA, BRANDY LYNN
10025 ZENNIA LN
PARRISH FL 34219

GONZALEZ-ARAQUE, JAVLER MAURICIO
MONSALVE, DIANA
10008 ZENNIA LN
PARRISH FL 34219

GOODYEAR, PAUL ADAM JAMES
LEE-FENYN, JEMMA LOUISE
8331 GOLDEN BEACH CT
PARRISH FL 34219

GOOLSBY, KARI L
ARMSTRONG, SCOTT J
8515 BONFIRE WAY
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

GORDON, CHANTEL
9604 71ST AVE E
PALMETTO FL 34221

GOUDY, WILLIAM HOWARD
GOUDY, CHRISTINE MARLE
7112 91ST ST E
PALMETTO FL 34221

GOULD, RICHARD R
GOULD, CAROLINE D
9416 71ST AVE E
PALMETTO FL 34221

GRAF, GARY
GRAF, ALICIA
10881 79TH ST E
PARRISH FL 34219

GRAHAM, MERRY E
10829 79TH ST E
PARRISH FL 34219

GREENE, ASHLEY ANN ZORA
8815 SUNSET PARK TRL
PARRISH FL 34219

GRIFFON, ANDREW
GRIFFON, ALYSSA
10819 DAYBREAK GLN
PARRISH FL 34219

GRUBBS, JULIAN
8010 111TH TER E
PARRISH FL 34219

GUBELLO, JERMICIA NATASHA
GUBELLO, ANTHONY SCOTT
8515 SEA RAY RUN
PARRISH FL 34219

GUINN, PETER J
GUINN, ELAINE M
7742 108TH AVENUE CIR E
PARRISH FL 34219

HAAS, JUSTINE
HAAS, RYAN P
10852 79TH ST E
PARRISH FL 34219

HAMILTON, IAN CHRISTOPHER
HAMILTON, ASHLEIGH LYNN
8618 OCEAN KEY PL
PARRISH FL 34219

HAMILTON, JACK
HAMILTON, LORI
7114 91ST ST E
PALMETTO FL 34221-9246

HAMM, MATHEW L
HAMM, ELIZABETH
10905 DAYBREAK GLN
PARRISH FL 34219-1415

HANCOCK, PAUL
HANCOCK, MICHELLE
10836 79TH ST E
PARRISH FL 34219-2836

HANG, BRYAN
NGUYEN, PHUONG THI
8806 STARRY NIGHT TERR
PARRISH FL 34219

HARDEN, KLAUNA
8413 SEA RAY RUN
PARRISH FL 34219

HARDWICK, GREGORY S
HARDWICK, JOANN M
7730 108TH AVENUE CIR E
PARRISH FL 34219

HARKHANI, KAPIL SHAMBHUBHAI
DEVANI, AXITA MANOJBHAI
9910 ZENNIA LN
PARRISH FL 34219

HARMON, ROSEMARY
7107 91ST ST E
PALMETTO FL 34221-9247

HARPER, DONALD E SR
HARPER, MELISSA M
9717 EVENTIDE TRL
PARRISH FL 34219

HARRIS, BENJAMIN KEVIN
HARRIS, ABIGAIL LOUISE
8813 STARRY NIGHT TER
PARRISH FL 34219

HARRIS, ROBERT A
HARRIS, ELIZABETH A
HARRIS, ROBERT A & ELIZABETH A TRUST
9308 69TH AVE E
PALMETTO FL 34221-9260

HARRISON RANCH LLC
5255 VERNA BETHANY
MYAKKA CITY FL 34251-9299

HAUTLY, ERIK J
HAUTLY, STACEY
HAUTLY FAMILY TRUST DTD 9/18/2025
8030 111TH TER E
PARRISH FL 34219

HAVERTY, MEREDITH
HAVERTY, KEVIN
9829 ZENNIA LN
PARRISH FL 34219

HAWK PARRISH LAKES LLC
2502 ROCKY POINT DR STE 1050
TAMPA FL 33607

HAWK PARRISH LAKES LLC
2502 N ROKCY POINT DR, SUITE 1050
TAMPA FL 33607

HE, YIYA
3004 GUMWOOD DR
HYATTSVILLE MD 20783

HEDLER, ANNELIZ
HEDLER, GUINTER
9729 EVENTIDE TRL
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

HEFLIN, STACEY JO
7758 108TH AVENUE CIR E
PARRISH FL 34219

HEINES, CHARLES MICHAEL
HEINES, THERESA MARIA
9725 EVENTIDE TRL
PARRISH FL 34219

HELBURG, MICHAEL ROSS SR
HELBURG, JOYCE ISABELLE
HELBURG LIVING TRUST DTD 9/12/21
11011 DAYBREAK GLN
PARRISH FL 34219

HEMP, ANDREW M
HEMP, AMANDA L
7930 111TH TER E
PARRISH FL 34219-2832

HERMAN, ROBERT H III
7117 91ST ST E
PALMETTO FL 34221

HERNANDEZ, LUIS DEUNEL
GARCIA, JOANNA
10404 DAYBREAK GLEN
PARRISH FL 34219

HERRERA, CESAR AUGUSTO
MENDOZA, GISELLE ANDREA
10516 DAYBREAK GLN
PARRISH FL 34219

HICKSON, KELVIN LEE
HICKSON, COURTNEY ANN
7707 108TH AVENUE CIR E
PARRISH FL 34219

HINES, LESLIE R
HINES, DARNEL SR
HINES FAMILY TRUST DTD 06/16/2025
10816 79TH ST E
PARRISH FL 34219

HIRD, AMANDA KATTY
HIRD, TORRIAN FEDEL
7723 109TH AVENUE CIR E
PARRISH FL 34219

HOLCOMB, JACOB WARREN
8809 CLEAR VIEW ST
PARRISH FL 34219

HOLE, KATHERINE E
HOLE, JAMES W
10831 DAYBREAK GLN
PARRISH FL 34219

HOLLOWAY, JACKIE L
HOLLOWAY, PHILIP O
8007 111TH TER E
PARRISH FL 34219

HOLLOWAY-MOSCONI, CAROL FAYETTE
MOSCONI, VINCENZO BENEDETTO
10004 ZENIA LN
PARRISH FL 34219

HOLMES, ANNE MARGARET
8711 STARRY NIGHT TER
PARRISH FL 34219

HOLMES, SHAELINA
9310 69TH AVE E
PALMETTO FL 34221

HOLTZMAN, WENDY TEMPLE
9852 LAST LIGHT GLN
PARRISH FL 34219

HOME DEPOT USA INC
2455 PACES FERRY RD C-19
ATLANTA GA 30339

HOME MERRIT LLC
30 N GOULD ST STE R
SHERIDAN WY 82801

HORNYAK, MELISSA
10903 79TH ST E
PARRISH FL 34219

HPA II BORROWER 2021-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606

HUANG, JINYONG
15 AUGUSTUS RD
LEXINGTON MA 02421

HUANG, YUQIAO
10910 RUSTIC TIMBER LOOP
SAN ANTONIO FL 33576

HUBBARD, RODNEY JERMAINE
HUBBARD, WHITNEY RENEE
8549 BELLA MAR TRL
PARRISH FL 34219

HUGHES, WILLIAM
HUGHES, DOROTHY
4458 E AQUA BELLA LN
FORT LAUDERDALE FL 33312

HUOT, VALERIE ANN
HUOT, VALERIE A REVOCABLE TRUST
10512 DAYBREAK GLN
PARRISH FL 34219

HUTCHERSON, JAMES
HUTCHERSON, LUCILLE
7701 91ST ST E
PALMETTO FL 34221

HUTCHISON, ETHAN FLETCHER
KOVACH, SHELBY LOGAN
8835 SUNSET PARK TRL
PARRISH FL 34219

HUTSON, BARNEY LEE JR
10825 79TH ST E
PARRISH FL 34219

IH6 PROPERTY FLORIDA LP
PO BOX 4900
SCOTTSDALE AZ 85261



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

INNAMORATO, RICARDO
INNAMORATO, THERESA CRUZ
9737 LAST NIGHT GLN
PARRISH FL 34219

JACHYM, MARK WILLIAM
8026 111TH TER E
PARRISH FL 34219

JACKSON, JOHN
YOUNG, MELISSA
10651 ERIE RD
PARRISH FL 34219-6503

JAMES, MEGAN DENISE
8531 SEA RAY RUN
PARRISH FL 34219

JAMES, ROY JEREMY
JAMES, IZABELLE
8445 GOLDEN BEACH CT
PARRISH FL 34219

JANCOLA, SONDRRA
8720 STARRY NIGHT TER
PARRISH FL 34219

JASKIEWICZ, ANDREW
JASKIEWICZ, JENNIFER LYNN
10811 DAYBREAK GLN
PARRISH FL 34219

JENSEN, CAROLINA
JENSEN, CHUCK EDWARD
8831 BAY LEAF DR
PARRISH FL 34219

JETER, DANIELA ERIN
JETER, CHARLES CURTIS
8712 STARRY NIGHT TER
PARRISH FL 34219

JOHNSON, MARILYN RENEE
JOHNSON, RODNEY LEE
9423 BELLA MAR TRL
PARRISH FL 34219

JOHNSON, MICHAEL JAMES
JOHNSON, TAYLOR MARIE LEE
8506 SEA RAY RUN
PARRISH FL 34219

JONES, ANTHONY CHARLES
JONES, LAUREN MARIE
10844 DAYBREAK GLN
PARRISH FL 34219

JONES, LARRY
JONES, GAIL
9208 71ST AVE E
PALMETTO FL 34221-9299

JOSEPH, MATTHEW BENJAMIN
8912 GULF SHORE TER
PARRISH FL 34219

JOSEPH, ROBERT F JR
JOSEPH, JUDI A
9305 71ST AVE E
PALMETTO FL 34221-9014

JUNGE, GREGORY C
JUNGE, MANDY R
JUNGE LIVING TRUST U/A DTD 11/4/17
7759 108TH AVENUE CIR E
PARRISH FL 34219

JUNGERS, ANTOINETTE NICOLE
JUNGERS, NICHOLAS KIRBY
8720 SUNSET PARK TRL
PARRISH FL 34219

KELLY, MICHELLE RENEE
7935 111TH TER E
PARRISH FL 34219

KENNEY, RACHEL ELIZABETH
COOK, MATTHEW
10828 DAYBREAK GLN
PARRISH FL 34219

KESELESKI, DAVID J
KESELESKI, RUTH A
9403 69TH AVE E
PALMETTO FL 34221-9267

KING, DUANE JR
DONOVAN, LENNA
8765 GULF SHORE TER
PARRISH FL 34219

KIRK, KENNETH G
KIRK, BARBARA MARY
952 AVENUE C
LANGHORNE PA 19047

KISH, ANDREW T
KISH, REBEKAH E
9824 LAST LIGHT GLEN
PARRISH FL 34219

KLUSZCZYNSKA, DOMINIKA PAULINA
8814 GULF SHORE TER
PARRISH FL 34219

KNOOP, MEAGAN PEARSON
8406 BELLA MAR TRL
PARRISH FL 34219

KOGUT, SCOTT PETER
GUO, LI
9845 LAST LIGHT GLN
PARRISH FL 34219

KONDOR, DELAMA
10001 ERIE RD
PARRISH FL 34219

KOONCE, SHEYONA MONAE
8539 SEA RAY RUN
PARRISH FL 34219

KOONS, REX
KOONS, JUDITH L
7113 91ST ST E
PALMETTO FL 34221-9247

KORKKANEN, INGRID NATASHA
9918 ZENNIA LN
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

KORNAS, EDWARD
KORNAS, DENISE M
7775 108TH AVENUE CIR E
PARRISH FL 34219-2841

KOVAC, BEATA
SKVORECZ, ALAN
9809 ZENNIA LN
PARRISH FL 34219

KOVACS, PETER KRISZTIAN
KOVACS, SZILVIA
9508 64TH ST E
BRADENTON FL 34202

KROUK, ADAM JOSEPH
8753 GULF SHORE TER
PARRISH FL 34219

KUIPER, STEVEN PAUL
KUIPER, ELIZABETH TURNER
8415 BLUE WAVE LN
PARRISH FL 34219

KURTH, E L
9426 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

LACOST, DUSTIN R
9504 71ST AVE E
PALMETTO FL 34221-9017

LAMME, BRIAN
LAMME, JESSICA
7746 108TH AVE CIR
PARRISH FL 34219

LAWRENCE, HALLEY SUE
COOK, JARED RILEY
8410 BELLA MAR TRL
PARRISH FL 34219

LAWRY, LICHILLE
LAWRY, ADA
8251 GOLDEN BEACH CT
PARRISH FL 34219

LECKEY, BRUCE D
LECKEY, CANDY LOU
7119 91ST ST E
PALMETTO FL 34221-9247

LEGGINGTON, ANTHONY
LEGGINGTON, LESLEY
7926 111TH TER E
PARRISH FL 34219-2832

LEHNERT, LISA D
7915 111TH TER E
PARRISH FL 34219-2833

LENNAR HOMES LLC
4301 WEST BOY SCOUT BLVD STE 600
TAMPA FL 33607

LENNAR HOMES LLC
4301 W BOY SCOUT BLVD STE 600
TAMPA FL 33607

LESTER, ALANA FAITH
8728 SUNSET PARK TRL
PARRISH FL 34219

LEWIS, SARAH MARIE
LEWIS, NICHOLAS PAUL
10610 DAYBREAK GLN
PARRISH FL 34219

LIDSTONE, DOUGLAS H
LIDSTONE, ANJANIE I
LIDSTONE, DOUGLAS H & ANJANIE I
7306 91ST ST E
PALMETTO FL 34221

LIN, QIQI
XI, MUYUAN
1614 DELUCA DR
SAN JOSE CA 95131

LIND, JAMES FOREST
10928 79TH ST E
PARRISH FL 34219

LIPLIANSKI, EUGENE
LIPLIANSKI, TAMARA
10523 DAYBREAK GLN
PARRISH FL 34219

LISTENBEE, DMYLAS DMONTE
8764 GULF SHORE TER
PARRISH FL 34219

LITTLES, SCOTTIE
LITTLES, KELINE
8524 BONFIRE WAY
PARRISH FL 34219

LIU, KENAN
4301 W BOY SCOUT BLVD STE 600
TAMPA FL 33607

LIU, QUANYING
1014 REDMOND CT
SAN JOSE CA 95120

LIU, STEVE SHU
55 PINWOOD #28
IRVINE CA 92604

LIU, YANYAN
QIAN, FENG
814 BETLIN AVE
CUPERTINO CA 95014

LIU, YONGLE
153 TORREY DR
NEWARK DE 19702

LOAIZA, JOHAN
ARENAS-SILVA, HEYDI
10909 DAYBREAK GLN
PARRISH FL 34219

LOCKHART, JENNIFER
LOCKHART, RANDALL SCOTT
8436 SEA RAY RUN
PARRISH FL 34219



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LOCKHART, MARQUIS
LOCKHART, CHARINELLE DACANAY
9828 LAST LIGHT GLN
PARRISH FL 34219

LOGAN, PHILLIP JOHN
LOGAN, KRISTIN ELIZABETH
9868 LAST LIGHT GLN
PARRISH FL 34219

LOHR, JAIME H
LOHR, BRADLEY J
7815 111TH TER E
PARRISH FL 34219

LOPEZ, HENRY AUGUSTO GIL
ANDRADE, MARYHEN JOSE MEJIAS
8807 BAY LEAF DR
PARRISH FL 34219

LOUIS, MARY GAMAL
9864 LAST NIGHT GLEN
PARRISH FL 34219

LUCAS, ARTEZ GLEVAR
8933 BAY LEAF DR
PARRISH FL 34219

LUESKOW, JOEL
10855 79TH ST E
PARRISH FL 34219

LUESKOW, MICHAEL
LUESKOW, KIMBERLY
10833 79TH ST E
PARRISH FL 34219-2837

LUNA, VICTOR JUNIOR BERRIOS
8425 SEA RAY RUN
PARRISH FL 34219

M I HOMES OF SARASOTA LLC
1551 LAKEFRONT DRIVE STE 200
SARASOTA FL 34240

MAAG, MARTIN DONALD
8908 GULF SHORE TER
PARRISH FL 34219

MACHADO, BENNIE
MACHADO, RAEELLEN HELTON
8819 SUNSET PARK TRL
PARRISH FL 34219

MACHADO-CAPOBIANCO, NATALIA R
CAPOBIANCO, SUSANA ISABEL
8445 SEA RAY RUN
PARRISH FL 34219

MAHAFFEY ASSOCIATES ROBINSON GATEWAY LLC
147 2ND AVE S STE 300
SAINT PETERSBURG FL 33701

MAHER, ERICA ANNE
MAHER, NASREDDINE
8513 BELLA MAR TRL
PARRISH FL 34219

MALONE, CAROL MARIE
MALONE, MARTIN BERNARD
8724 STARRY NIGHT TER
PARRISH FL 34219

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206-1000

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MANYAK, ANDREW ALEX
8920 GULF SHORE TER
PARRISH FL 34219

MAREUS, GASTON GONEY
8548 BELLA MAR TRL
PARRISH FL 34219

MARNEJON, THOMAS
MARNEJON, HILARY
9726 LAST LIGHT GLN
PARRISH FL 34219

MARQUIS, JUSTIN
MARQUIS, OLIVIA
10214 DAYBREAK GLEN PARRISH
PARRISH FL 34219

MARTEL, DENISE
MARTEL, JANET
LENNOX, JOANNE
MARTEL, STEPHEN
9729 LAST LIGHT GLN
PARRISH FL 34219

MARTIN, DALE
BECKER, THEODORE
11009 DAYBREAK GLN
PARRISH FL 34219

MARTIN, GINA MARIA
10230 DAYBREAK GLEN
PARRISH FL 34219

MASSEY, PHILIP C
9625 ERIE RD
PARRISH FL 34219-8556

MASUCCI, ADAM M
MASUCCI, LISSETT MELISSA
10723 DAYBREAK GLN
PARRISH FL 34219

MATHIS, HARRY P III
MATHIS, SHERYL LOUISE
10704 DAYBREAK GLN
PARRISH FL 34219

MATOS, JOSE AMABLE
MATOS, CARMEN MILAGROS
8534 SEA RAY RUN
PARRISH FL 34219

MCCARRON, KEVIN
MCCARRON, SHARI
7818 110TH AVE E
PARRISH FL 34219



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MCCLURE PROPERTIES LTD
P O BOX 936
PALMETTO FL 34220

MCCOY, COLLEEN
8715 STARRY NIGHT TER
PARRISH FL 34219

MCDANIEL, MICHAEL P
MCDANIEL, LAUREN A
7911 111TH TER E
PARRISH FL 34219

MCDONALD, JUSTIN
MCDONALD, STEPHANIE
10847 DAYBREAK GLEN
PARRISH FL 34219

MCEWAN, WESLEY GLEN
MCEWAN, NICOLE JENNIFER
7787 108TH AVENUE CIR E
PARRISH FL 34219

MCNAIR, SHEAON JAVIER
MCNAIR-ADAMS, CYNTHIA LYNETTE
8529 BELLA MAR TRL
PARRISH FL 34219

MCNAUGHTON, JOSEPH A III
MCNAUGHTON, JULIE A
7207 91ST ST E
PALMETTO FL 34221-8437

MEADOWS, KATHERINE MARIE
MEADOWS, RONALD WESLEY
8405 GOLDEN BEACH CT
PARRISH FL 34219

MEI, YANGFUXIAO
8526 SEA RAY RUN
PARRISH FL 34219

MEISIEK, CHRISTY R
9402 69TH AVE E
PALMETTO FL 34221-9265

MELVIN, ERICK SR
7827 110TH AVE E
PARRISH FL 34219-2771

MENDES, ORION WOLFE
8433 SEA RAY RUN
PARRISH FL 34219

MENDEZ, ABRAHAM
8545 BELLA MAR TRL
PARRISH FL 34219

MENSER, RICKY LEE
10238 DAYBREAK GLN
PARRISH FL 34219

MERCURIO, EDWARD RICHARD
BELL, MARY LILA MARIE
10716 DAYBREAK GLN
PARRISH FL 34219

MICHAEL STEVEN JEANES
8431 BLUE WAVE LN
PARRISH FL 34219

MIKUS, DANIEL J
9 ALDER WAY
ARMONK NY 10504-1337

MILES, JOSEPH M SR
MILES, MICHELLE
7111 91ST ST E
PALMETTO FL 34221-9247

MILLER, DINA LYNN
GADD, ALEXANDER HAMILTON
8551 SEA RAY RUN
PARRISH FL 34219

MILLER, MEGAN MARIE
8768 GULF SHORE TER
PARRISH FL 34219

MINYAKOV, ANDREY
7923 111TH TER E
PARRISH FL 34219

MITCHELL, REBECCA
10935 79TH ST E
PARRISH FL 34219

MITCHELL, RICHARD D
MITCHELL, JULIA
7116 91ST ST E
PALMETTO FL 34221-9246

MIZE, KENNETH ANDREW
MIZE, ALISON COLLEEN
10110 ZENNIA LN
PARRISH FL 34219

MOEN, KRISTOPHER
MOEN, JESSICA
8523 SEA RAY RUN
PARRISH FL 34219

MOLKARA, KAMBIZ
MOLKARA, EASTER D
7905 110TH AVE E
PARRISH FL 34219

MOONEY, ERIC A
MOONEY, SIRENA OWEN
8023 111TH TER E
PARRISH FL 34219

MOORE, DERECK RAY
MOORE, LUZ D
8530 SEA RAY RUN
PARRISH FL 34219

MORA PETER G JR
BIGOS, ELISE M
9304 71ST AVE E
PALMETTO FL 34221-9013

MORALES, ARGENIS
GUILLEN, VERONICA CAROLINA FUENMAYOR
8719 STARRY NIGHT TER
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

MORALES, CARMEN VIRGINIA LOPEZ DE
CASTRO, ARNOLDO RENE MORALES
10041 LAST LIGHT GLEN
PARRISH FL 34219

MORALES, LUIS EUSTACIO FARINACCI
8405 SEA RAY RUN
PARRISH FL 34219

MOREIRA, CARLOS JOAQUIN
MOREIRA, WYNIKA RAYNE
9811 EVENTIDE TRL
PARRISH FL 34219

MORENO, GIOVANNI RIOS
SANCHEZ, GENNY HERNANDEZ
8417 GOLDEN BEACH CT
PARRISH FL 34219

MORGAN, JAMIE LEE
10915 79TH ST E
PARRISH FL 34219

MORGAN, SARA
ERDMANN, WILLIAM G III
10809 79TH ST E
PARRISH FL 34219

MORGAN, SOUNDRA D
MORGAN, RAYMOND LAMAR III
8660 SALMAR LOOP
PARRISH FL 34219

MORRIS, JUSTIN CHAPIN
10024 ZENNIA LN
PARRISH FL 34219

MORRISON, DAVID P
MORRISON, STEPHANIE C
7819 111TH TER E
PARRISH FL 34219-2831

MORRONE, SANDRA A
LEWIS, MARC
LEWIS, ANN
10017 ZENNIA LN
PARRISH FL 34219

MOSER, MICHAEL C
MOSER, TIFFANY BURKS
9817 LAST LIGHT GLN
PARRISH FL 34219

MOSTER, MORDECHAI
1176 43RD ST
BROOKLYN NY 11219

MULLINS, WALTER R
MULLINS, MARIAN J
9506 69TH AVE E
PALMETTO FL 34221-9268

MUNGARRIETA, JOSE
8823 BAY LEAF DR
PARRISH FL 34219

MUNGIA, ISIDRO JR
MUNGIA, MARY A
10813 79TH ST E
PARRISH FL 34219

MW GATEWAY DEVELOPMENT LLC
1001 3RD AVE W STE 500
BRADENTON FL 34205-7857

NAGIUB, KARIM
GHOBRIAL, VERONIA NASHAAT FAWZY
8818 STARRY NIGHT TER
PARRISH FL 34219

NETTLES, SHAVON
SALTERS, JOHN DAVID
10917 DAYBREAK CLN
PARRISH FL 34219

NEWSOME, CHARMARINE
NEWSOME, JOHNNY LEE JR
10851 DAYBREAK GLN
PARRISH FL 34219

NEWTON, JAMES T
NEWTON, LINDA
10213 DAYBREAK GLN
PARRISH FL 34219

NGUYEN, DANNY
DIEP, JENNIFER HAHN
9807 EVENTIDE TRL
PARRISH FL 34219

NGUYEN, DUYEN MY
NGUYEN, DAN
3467 CLOVER OAK DR
SAN JOSE CA 95148

NGUYEN, NHUT MIKE
DO, HUONG THANH LISA
8211 RUSTON PL
PARRISH FL 34219

NGUYEN, THUY-LINH LYNETTE
NGUYEN, DANIEL DUC-TOAN
8538 SEA RAY RUN
PARRISH FL 34219

NGUYEN, VAN HUU
NGUYEN, CHI NGOC
2378 BRUSHGLEN WAY
SAN JOSE CA 95133

NICHOLS, KEVIN B
6910 95TH LN E
PALMETTO FL 34221-9242

NIHISER, JAMES M
NIHISER, JUDY A
7110 91ST ST E
PALMETTO FL 34221-9246

NOCERINO, LUIGI
8312 GOLDEN BEACH CT
PARRISH FL 34219

NORENA, JOHN ALEXANDER CASTANO
CARDONA, MONICA JOHANA TAMAYO
8411 BLUE WAVE LN
PARRISH FL 34219

NORWOOD, TONY A
NORWOOD, VICTORIA E
9406 71ST AVENUE E
PALMETTO FL 34221-9015



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NOTT, JOHN ANDREW
NOTT, TONYA LENA
10614 DAYBREAK GLN
PARRISH FL 34219

NUNEMAKER, TRACI LYNN
NUNEMAKER, CORBETT A
7779 108TH AVENUE CIR E
PARRISH FL 34219-2841

NUTRAFI LLC
9810 EVENTIDE TRL
PARRISH FL 34219

O'BRIEN, WENDI S
7766 108TH AVENUE CIR E
PARRISH FL 34219

O'HARA, DENNIS PATRICK
O'HARA, KRISTEN L
10417 DAYBREAK GLEN
PARRISH FL 34219

OBIEDZINSKI, THOMAS R
OBIEDZINSKI, DEANNA S
9603 71ST AVE E
PALMETTO FL 34221-9020

OCHS, TYLER
8823 SUNSET PARK TRL
PARRISH FL 34219

ODE, ZAMIR LORENZO
ODE, ADELY ANA
8503 SEA RAY RUN
PARRISH FL 34219

ODREMAN, ROMER SALVADOR COLMENARES
MARCANO, BLANCA ADELINA RIVAS
10229 DAYBREAK GLEN
PARRISH FL 34219

OHC LENNAR POOL II LLC
C/O OLYMPUS HOUSING CAPITAL
9 WEST 57TH ST 10TH FLOOR
NEW YORK NY 10019

OHLRICH, ESTHER A
7115 91ST ST E
PALMETTO FL 34221-9247

ORTIZ, DAVID
DOMSCHINE, LISA MARIE
10527 DAYBREAK GLN
PARRISH FL 34219

OTT, JOSEPH JR
OTT, ALISON ELIZABETH
9718 LAST LIGHT GLEN
PARRISH FL 34219

OVERMANN, MISTY
9403 71ST AVE E
PALMETTO FL 34221

PADGETT, JEFFREY ALAN
PADGETT, LINDA RENEE
8630 STARRY NIGHT TER
PARRISH FL 34219

PALMER, KIMBERLY M
PALMER, KIMBERLY M REVOCABLE TRUST
8707 STARRY NIGHT TER
PARRISH FL 34219

PANAGIOTOPOULOS, JIMMY
10911 79TH STREET E
PARRISH FL 34219

PANTALEON, SHANTELL
BATISTA, CARLOS ISAAC MARTINEZ
8519 BONFIRE WAY
PARRISH FL 34219

PAPE, ROBERT A
PAPE, GAYLE M
9813 ZENNIA LN
PARRISH FL 34219

PATTERSON, DARRELL THOMAS JR
PATTERSON, HEATHER
10812 DAYBREAK GLN
PARRISH FL 34219

PATTERSON, WILLIAM J
PATTERSON, KATHY LEE
9404 69TH AVE E
PALMETTO FL 34221

PAZ, ALEANA
MILLER, DYLAN
8827 BAY LEAF DR
PARRISH FL 34219

PAZ, ALEXANDER
PAZ, ROXANA
10114 ZENNIA LN
PARRISH FL 34219

PEARSON, CHRISTOPHER EUGENE
PEARSON, KATASHA
8809 STARRY NIGHT TER
PARRISH FL 34219

PEELER, ANDREW WARREN
PEELER, BRITTANY MOLINARI
8446 BELLA MAR TRL
PARRISH FL 34219

PEREZ, NAYDELIZ ROSARIO
FELIX, JEREMY EZEQUIEL ROSARIO
8733 SUNSET PARK TRL
PARRISH FL 34219

PETER, ZOLTAN JR
PETER, KARA D
9848 LAST LIGHT GLN
PARRISH FL 34219

PETERS, BROOKE WILLIAM
9837 ZENNIA LN
PARRISH FL 34219

PETERS, LOUIS G
MAROTTI, SHERRI
7824 111TH TER E
PARRISH FL 34219

PETERSON, DELAMA WRAY
10001 ERIE RD
PARRISH FL 34219



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PHAM, MAI
9812 LAST LIGHT GLN
PARRISH FL 34219

PHAM, THUONG
BUI, SON KHANH
8316 GOLDEN BEACH CT
PARRISH FL 34219

PHAN, LAM N
NGUYEN, PHUONG LIEN THI
PO BOX 1587
PALMETTO FL 34220-1587

PHFL LAND HOLDINGS LLC
3200 SW FWY STE 2800
HOUSTON TX 77027

PHFL LAND HOLDINGS LLC
3200 SW FRW STE 280
HOUSTON TX 77027

PHFL LAND HOLDINGS LLC
401 E JACKSON ST STE 3300
TAMPA FL 33602

PICKEL, JOSHUA MARC
ECKMAN, KRISTI MARIE
8916 GULF SHORE TER
PARRISH FL 34219

PILLUS, JUDY
10832 79TH ST E
PARRISH FL 34219

PINERO, JOSE R
BAEZ, DIANNELLYS D
8507 BONFIRE WAY
PARRISH FL 34219

PIPER, WILLIAM EVAN
PIPER, CASIE D
10869 79TH ST E
PARRISH FL 34219

PITTER, PAULA KENIESHA
PITTER, JEVANIE
8621 OCEAN KEY PL
PARRISH FL 34219

POHLEN, LYLE
POHLEN, KERRIE
7735 108TH AVENUE CIR E
PARRISH FL 34219

PORTER, EDWIN ALAN
PORTER, LISA DIANE
9816 LAST LIGHT GLN
PARRISH FL 34219

PORTER, MATTHEW ALAN
PORTER, STEPHANIE SUZANNE
10727 DAYBREAK GLN
PARRISH FL 34219

PORTNER, ROLAND
PORTNER, STEPHANIE
R & S PORTNER LIVING TRUST DTD 4/1/24
7704 91ST ST E
PALMETTO FL 34221-8451

POWERS, WILLIAM EMMETT III
POWERS, CHRISTINE DEBORAH
10234 DAYBREAK GLN
PARRISH FL 34219

PROGRESS RESIDENTIAL BORROWER 23 LLC
PO BOX 31236
SALT LAKE CITY UT 84131-0236

PROIETTO, RYAN PHILLIP
PROIETTO, ALYSSA ANN
9834 ZENNIA LN
PARRISH FL 34219

PSI ATLANTIC PARRISH FL 2 LLC
6263 POPLAR AVE STE 502
MEMPHIS TN 38119-4738

PULTE HOME COMPANY LLC
2662 S FALKENBURG RD
RIVERVIEW FL 33578

PUSHKAROU, ARTSIOM
10413 DAYBREAK GLEN
PARRISH FL 34219

Q MOCCASIN HOLDINGS, LLC
3348 PEACHTREE RD NE STE 1460
ATLANTA GA 30326

QI, FANHUA
8443 BLUE WAVE LN
PARRISH FL 34219

QUILES, BRIAN
QUILES, JENIFER
10122 ZENNIA LN
PARRISH FL 34219

QUILES, REDMOND
QUILES, LISA MARIE
9404 71ST AVE E
PALMETTO FL 34221-9015

QUINN, GREGORY SHAYNE
QUINN, BECKY JO
8668 SALMAR LOOP
PARRISH FL 34219

QUINTERO, CESAR AUGUSTO BETANCOURT
HERRERA, HELENA AUXILIADORA KOLJUBAKIN
8444 SEA RAY RUN
PARRISH FL 34219

RABER, NICHOLAS
7739 108TH AVENUE CIR E
PARRISH FL 34219

RADEMACHER, HALEY
CAMPBELL, CHRISTOPHER
10815 DAYBREAK GLEN
PARRISH FL 34219

RAHIMIC, CAZIM
9809 LAST LIGHT GLN
PARRISH FL 34219



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RANDO, ANTHONY
8035 111TH TER E
PARRISH FL 34219

RAY, JACKIE L
7708 91ST ST E
PALMETTO FL 34221

RCG DAYBREAK LLC
2249 CAFFREY CT
STOW OH 44224

REAVES, KESHA LAVETTE
CLARK, JAMAL
8447 BLUE WAVE LN
PARRISH FL 34219

REDFERN, LINDSAY LILLIAN
8442 BELLA MAR TRL
PARRISH FL 34219

REGENCY OAKS HOMEOWNERS ASSOCIATION INC
C/O C & S COMMUNITY MANAGEMENT SERVICES
4301 32ND STREET W A-20
BRADENTON FL 34205

REGENCY OAKS PRESERVE HOMEOWNERS
ASSOCIATION INC
C/O C & S COMMUNITY MANAGEMENT SERVICES
4301 32ND ST W
A20
BRADENTON FL 34205

REYNOLDS, LARRY E
REYNOLDS, JUDITH A
7606 91ST ST E
PALMETTO FL 34221-8473

RICHARDSON, JORDAN TYLER
RICHARDSON, SARAH DENISE
8609 BONFIRE WAY
PARRISH FL 34219

RICHTER, CORY
MUTERSPAW, BROOKLYN
8020 111TH TER E
PARRISH FL 34219-2834

RICKETTS, JOAN FRANCINE
GREEN, PAUL ST VINCENT
10803 DAYBREAK GLEN
PARRISH FL 34219-1413

RIDDLE, ARYA B
BANNAR. CHASE C
9813 LAST LIGHT GLN
PARRISH FL 34219

RILEY, JOSHUA
RILEY, DANIELLE
7831 110TH AVE W
PARRISH FL 34219-2771

RIOS, EDWIN
RIOS, BARBARA A
7754 108TH AVENUE CIR E
PARRISH FL 34219-2840

ROBERTSON, IVA
8510 RAIN LILY CROSSING
PARRISH FL 34219-1423

ROBINSON, JAMIE ALLEN
LOCKETT, AMANDA KAY
10107 ZENNIA LN
PARRISH FL 34219

ROBLES-GOODRICH, AMY DIANA
SANTOS, DAVID
10807 DAYBREAK GLEN
PARRISH FL 34219

ROCKSTROH, SHAILEAH A
ROCKSTROH, BRANDEN K
7743 108TH AVENUE CIR E
PARRISH FL 34219

RODRIGUEZ, MAYRA
9110 71ST AVE E
PALMETTO FL 34221-9297

ROGERS, CHRISTOPHER CHARLES
ROGERS, DANIELLE ROSE
10119 ZENNIA LN
PARRISH FL 34219

ROJAS, SHAILA M
ROJAS, JOSE
10020 ZENNIA LN
PARRISH FL 34219

ROLANDI, MICHAEL PETER
ROLANDI, ASHLEY E
7727 108TH AVENUE CIR E
PARRISH FL 34219

ROLLER, COLLIN JOSEPH
ROLLER, DEBORAH CAROL
10708 DAYBREAK GLEN
PARRISH FL 34219

ROMANO, CHRISTOPHER JOHN
ROMANO, CATHERINE MARIE
9734 EVENTIDE TRL
PARRISH FL 34219

RONDINELLA, JACOB RAYMOND
PHAM, NGOC HUYNH NHUNG
8909 BAY LEAF DR
PARRISH FL 34219

RONGALI, RACHIKA
13417 EMPIRE MAKER RD
FRISCO TX 75035

ROSADO SANTIAGO, JOSE ANTONIO
SAVARY, JENNIFER
8622 STARRY NIGHT TER
PARRISH FL 34219

ROSE, MATTHEW AARON
ROSE, JOANNA DOLORES
8518 SEA RAY RUN
PARRISH FL 34219

ROSS, MALIK HAKEEM FARD
8411 BELLA MAR TRL
PARRISH FL 34219

RYALS, TRENTON ALEXANDER
RYALS, ALEXIS
8822 STARRY NIGHT TER
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

SALA, INA MARINA
9734 LAST LIGHT GLN
PARRISH FL 34219

SALGADO, JAKOB EVAN ADAM
SALGADO, GABRIELLE CHRISTINE
8810 GULF SHORE TER
PARRISH FL 34219

SALIERS, BRANDON R
SALIERS, MICHELLE E C
10927 79TH ST E
PARRISH FL 34219-2839

SALZMAN, BLAKE T
SALZMAN, HEATHER J
10930 79TH ST E
PARRISH FL 34219

SAMMAURO, NICHOLAS JOHN
9804 LAST LIGHT GLN
PARRISH FL 34219

SAN JUAN, SELMA CARIDAD
10924 79TH ST E
PARRISH FL 34219

SANABRIA, ALLAN PALACIOS
ZEA, LAURA EUGENIA VELEZ
9855 LAST LIGHT GLEN
PARRISH FL 34219

SARANCHUK, PAVEL
SARANCHUK, JANET
9726 EVENTIDE TRL
PARRISH FL 34219

SAYAS, GONZALO ARTEMIO JR
7738 108TH AVENUE CIR E
PARRISH FL 34219

SCHACHT, JODY S
SCHACHT, LORI A
9844 LAST LIGHT GLEN
PARRISH FL 34219

SCHALLER, DANIEL JEFFREY
9815 EVENTIDE TRL
PARRISH FL 34219

SCHIERER, GLENN J
SCHIERER, CHRISTINE M
9602 71ST AVE E
PALMETTO FL 34221

SCHLOTZHAUER, FRANCES JEAN
SCHLOTZHAUER REV TRUST UAD 5/18/17
7910 111TH TER E
PARRISH FL 34219

SCHUBRING, FRANK THOMAS
SCHUBRING, SONJA E
9402 71ST AVE E
PALMETTO FL 34221-9015

SCOTT, CHRISTOPHER M
8011 111TH TER E
PARRISH FL 34219

SEAIRE CLUB LLC
2502 N ROCKY POINT DR STE 1050
TAMPA FL 33607

SERGI, ANTONINO
SERGI, ERMELINDA
9721 EVENTIDE TRL
PARRISH FL 34219

SERRA, SUSIE
7734 108TH AVENUE CIR E
PARRISH FL 34219

SEVERUDE, DALE A
SEVERUDE, GINA G
SEVERUDE, GINA AND DALE LIVING TRUST
10828 79TH ST E
PARRISH FL 34219

SFR JV-1 2021-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN CA 92780-7303

SHACKETT, PETER J
7108 91ST ST E
PALMETTO FL 34221-9246

SHAH, BHAVESH
SHAH, DHRUV
2 GREGORY RD
CHELMSFORD MA 01824

SHALOR, REGINA
8414 BLUE WAVE LN
PARRISH FL 34219

SHIBLIE, WESTON FUAD
BUMP, TAYLOR NICOLE
8708 STARRY NIGHT TER
PARRISH FL 34219

SHIELDS, JAMES HENSLEY
SHIELDS, CAROLYN DAWN BALAGNA
8205 GOLDEN BEACH CT
PARRISH FL 34219

SHIVASWAMY, SACHIN
8313 BELLA MAR TRL
PARRISH FL 34219

SHOOK, RICHARD HENRY JR
SHOOK, KIMBERLY CALLAHAN
9019 BAY LEAF DR
PARRISH FL 34219

SHWAGA, MYRON
SHWAGA, CYNTHIA
10720 DAYBREAK GLN
PARRISH FL 34219

SIERRA, JONATHAN DAVID
SIERRA, JESSICA HILMARY
9825 ZENNIA LN
PARRISH FL 34219

SIMANDL, SIDNEY MARK
SIMANDL, KATHRYN ANNE
SIMANDL, AUTUMN
9020 BAY LEAF DR
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

SIMMONS, TIMOTHY
SIMMONS, KIMBERLY SONEFELD
10849 79TH ST E
PARRISH FL 34219-2837

SIMPSON, BRITTANY L
SIMPSON, CHRISTIAN E
8534 SALMAR LOOP
PARRISH FL 34219

SLATE NON-NC/NON-WA PROPERTY OWNER LLC
C/O LENNAR HOMES LLC
4301 W BOY SCOUT BLVD STE 600
TAMPA FL 33607

SLAUGHTER, BRIAN HENRY
9733 LAST LIGHT GLN
PARRISH FL 34219

SLONE, JASON QUINN
SLONE, APRIL NICHOLE
10820 DAYBREAK GLEN
PARRISH FL 34219

SMITH, DANIEL BRIAN
CEDENO, JANETTE SAVATTIERE
8349 BELLA MAR TRL
PARRISH FL 34219

SMITH, DAVID CHARLES
BINNS, SAVANHA LYNN
WEBB, EMILY LYNN
8512 BLUE WAVE LN
PARRISH FL 34219

SMITH, DOUGLAS WAYNE
SMITH, TRACEE JEAN
8513 POPSICLE XING
PARRISH FL 34219

SMITH, KEITH LAVONNE SR
SMITH, ARLENE JONES
10914 DAYBREAK GLN
PARRISH FL 34219

SMITH, KEVONEY ST ANTONETTA
BERNARD, MARVA MARCIA
8421 SEA RAY RUN
PARRISH FL 34219

SMITH, NICOLE CHRISTINE
8905 BAY LEAF DR
PARRISH FL 34219

SMITH, SCOTT DAVID
SMITH, ELIZABETH ANN
10804 DAYBREAK GLEN
PARRISH FL 34219

SMITHSON, DALE A
SMITHSON, MARY E
9401 71ST AVE E
PALMETTO FL 34221-9016

SMOOT, LAURA A
SMOOT, LAURA A TRUST DTD 1/13/10
10405 ERIE RD
PARRISH FL 34219

SOK, LEAPH
9922 ZENNIA LN
PARRISH FL 34219

SOMMERFELD, REBECCA W
7751 108TH AVENUE CIR E
PARRISH FL 34219

SPENCELEY, STEPHNE
WILLIAMS, TRAVIS A
9833 ZENNIA LN
PARRISH FL 34219

SPERIN, BRETT W
SPERIN, JENNIFER
8606 OCEAN KEY PL
PARRISH FL 34219

SPREITZER, PAMELA
SPREITZER, PAUL J
9204 71ST AVE E
PALMETTO FL 34221-9299

STALNAKER, SARA J
SANDERS, AKIL B
6906 95TH LN E
PALMETTO FL 34221-9242

STANDIFER, JONATHAN A
STANDIFER, KATIE M
8004 111TH TER E
PARRISH FL 34219

STAR FOUNTAIN LLC
17814 DAISY FARM DR
LUTZ FL 33559

STEFANIK, DANIEL ROBERT IV
STEFANIK, MARISSA NICOLE
8550 SEA RAY RUN
PARRISH FL 34219

STEPHAN, KENNA RAE
RODRIGUEZ, ALAN NATERAS
10835 DAYBREAK GLN
PARRISH FL 34219

STEPHENS, ERIC JAMES
STEPHENS, ELIZABETH
7719 108TH AVENUE CIR E
PARRISH FL 34219-2841

STEVENSON, GREGORY CHARLES
STEVENSON, DANIELLE ROSEANN
8423 BLUE WAVE LN
PARRISH FL 34219

STEWART, SANDRA R
MUNSON, DUSTY S
9405 71ST AVE E
PALMETTO FL 34221

STIGER, JOVON
9709 EVENTIDE TRL
PARRISH FL 34219

STIGSELL, JESSE
STIGSELL, EILE
10808 DAYBREAK GLN
PARRISH FL 34219

STOJANOVIC, ZLATKO
STOJANOVIC, ZLATINKA
STOJANOVIC, MIODRAG
8505 BELLA MAR TRL
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

STROMENGER, DAVID C
STROMENGER, AMANDA M
2245 SW 147TH CT
MIAMI FL 33185

STURGILL, BRITTANEY LEE DAWN
DUNIGAN, KEITH O
8628 OCEAN KEY PL
PARRISH FL 34219

SULLIVAN, LOGAN KEVIN
SULLIVAN, LEAH JEAN
9832 LAST LIGHT GLEN
PARRISH FL 34219

SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE UNIT 200
TAMPA FL 33614

SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

SUMMERWOODS HOMEOWNER ASSOCIATION, LLC
3434 COLEWELL AVE SUITE 200
TAMPA FL 33614

SURITA, RAMIRO III
SURITA, SONIA
10416 DAYBREAK GLN
PARRISH FL 34219

SWEENEY, AMBER NICOLE
8716 SUNSET PARK TRL
PARRISH FL 34219

SWIFT, MICHAEL E
SWIFT, KRISTE G
9206 71ST AVE E
PALMETTO FL 34221

SWORD, LARRY B
10865 79TH ST E
PARRISH FL 34219-2837

TALLEY, JAMES M
TALLEY, PAMELA
8027 111TH TER E
PARRISH FL 34219

TAVARES, ERIC
8821 STARRY NIGHT TER
PARRISH FL 34219

TAYLOR, CORBET JAVAUHN
BAKER, ANGELA LORAIN
8752 GULF SHORE TER
PARRISH FL 34219

TAYLOR, JEFFREY L
TAYLOR, NANCY M
TAYLOR, JEFFREY L & NANCY M FAMILY TRUST
10906 DAYBREAK GLN
PARRISH FL 34219

TAYLOR, MEGAN
CARRICK, GREGORY
9923 ZENNIA LN
PARRISH FL 34219

TEDESCO, TYLER
TEDESCO, HEATHER
TEDESCO, LEO
8517 BELLA MAR TRL
PARRISH FL 34219

TEEBAGY, STEPHEN
TEEBAGY, KIMBERLY
8425 GOLDEN BEACH CT
PARRISH FL 34219

TEITELBAUM, HEATHER K
7904 110TH AVE E
PARRISH FL 34219

TERRIS, GEORGE T II
TERRIS, GABRIELLA L
7793 108TH AVENUE CIR E
PARRISH FL 34219

THE IVY 19 LLC
8519 SEA RAY RUN
PARRISH FL 34219

THIEDE, MICHAEL
10856 79TH ST E
PARRISH FL 34219

THIRUMURTHY, ARUN P
14104 JULIA DRIVE
WHARTON NJ 07885

THOMAS, BRADLEY EVAN
THOMAS, ALEXIS ARDEN
10013 ZENNIA LN
PARRISH FL 34219

THOMAS, DENNIS
THOMAS, DENISE
9412 71ST AVE E
PALMETTO FL 34221-9015

THOMAS, GINGER R
HOPSON, PATRICIA
9310 71ST AVE E
PALMETTO FL 34221-9013

THOMAS, HAILEY L
THOMAS, DAVID VAUGHN JR
8335 GOLDEN BEACH CT
PARRISH FL 34219

THOMAS, JAMES EDWARD
THOMAS, ALEXANDRA
9907 ZENNIA LN
PARRISH FL 34219

THOMAS, SAMANTHA JO
10106 ZENNIA LN
PARRISH FL 34219

THOMPSON, JEREMY
THOMPSON, STEPHANIE
10123 ZENNIA LN
PARRISH FL 34219

THORNTION, APRIL
7305 91ST ST E
PALMETTO FL 34221



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

THORNTON, LARRY W
THORNTON, DEBORAH K
7506 91ST ST E
PALMETTO FL 34221-8442

TIPTON, PAMELA
TIPTON, JEFFREY D
8031 111TH TER E
PARRISH FL 34219

TORAS IMECHA LLC
27 RIDGE AVE
SPRING VALLEY NY 10977

TORRES, BRENDA JENNAE
TORRES, EDWARD
10131 ZENNIA LN
PARRISH FL 34219

TOWNSEND, TERESA H
9306 69TH AVE E
PALMETTO FL 34221-9260

TREMARCO, JEFFREY J
13056 HOMESTEAD LN
PARRISH FL 34219

TROXLER, ROBERT
TROXLER, LINDA
7607 91ST ST E
PALMETTO FL 34221

TRUE NORTH PROPERTY OWNER C LLC
PO BOX 31236
SALT LAKE CITY UT 84131-0236

TUCCY, JASON H
TUCCY, BRANDEE NICOLE
10919 79TH ST E
PARRISH FL 34219

TUNON, LIZA MARLENE MOLINAR
8625 STARRY NIGHT TER
PARRISH FL 34219

UNANGST, JEFFREY R
UNANGST, BARBARA F
10916 79TH ST E
PARRISH FL 34219-2838

URDANETA, ALIXANDER JOSE SANTANA
CANAS, LAURA SOFIA RIOS
8826 GULF SHORE TER
PARRISH FL 34219

URQUHART, ANNA M
URQUHART, ANNA M LIVING TRUST
10675 ERIE RD
PARRISH FL 34219-6503

USCMF SN FLORIDA A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE AZ 85258

USHAKOV, YURI YURIEVICH
USHAKOV, KELLY JAYNE
8409 GOLDEN BEACH CT
PARRISH FL 34219

VALENTINE, JENNIFER L
6911 95TH LN E
PALMETTO FL 34221-9243

VALLEY, DANA M
VALLEY, TERESE D
7763 108TH AVENUE CIR E
PARRISH FL 34219

VAN-TUYL, ALLAN FLORES
10922 DAYBREAK GLN
PARRISH FL 34219-1414

VANDERGRAFF, ELISE
PYLE, CODY
10832 DAYBREAK GLEN
PARRISH FL 34219

VANRHEIN, JEANNE
9825 LAST LIGHT GLEN
PARRISH FL 34219

VASQUEZ, JAVANTE MONTA
8427 BLUE WAVE LN
PARRISH FL 34219

VASSELL, KWANME M
GILLIAM, KIERRA NICOLE
8423 BELLA MAR TRL
PARRISH FL 34219

VAZQUEZ, RUBEN D
BERRIOS, SUZETTE ZAHINA RIVERA
10715 DAYBREAK GLEN
PARRISH FL 34219

VEGAN BADASS LLC
11123 LAKE TAHOE DR
RIVERVIEW FL 33569

VEGAS, JOHNNY JR
VEGAS, SABRINA L
10877 79TH ST E
PARRISH FL 34219

VELASQUEZ, SALVATORE TANGREDI
NAVA, CRISTINA
9008 BAY LEAF DR
PARRISH FL 34219

VIERA, NICHOLAS EAN
8629 STARRY NIGHT TER
PARRISH FL 34219

VIOLANTE, MATTHEW J II
10816 DAYBREAK GLN
PARRISH FL 34219

VO, UT VAN
9823 EVENTIDE TRL
PARRISH FL 34219

VOGT, MARCIA
VOGT, GREGORY
8523 BONFIRE WAY
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

VOLLOCK, BYRON SCOTT
DAVIS, ALEXIS PAULINE
8426 BELLA MAR TRL
PARRISH FL 34219

VREMAN, MARTIJN
VREMAN, DENISE B
1804 80TH AVE E
PARRISH FL 34219

WALKER, ADRIANO S
IANKOVA, ELIZABET L
8206 GOLDEN BEACH CT
PARRISH FL 34219

WALKER, RASHEED BERNARD
8760 GULF SHORE TER
PARRISH FL 34219

WALSH, AMANDA AZAR
WALSH, PATRICK
8337 BELLA MAR TRL
PARRISH FL 34219

WALSH, WILLIAM
237 SILVERBELL CT
WEST CHESTER PA 19380-7314

WAMBUGU, ELSIE WAMBUI
8731 STARRY NIGHT TER
PARRISH FL 34219

WANG, MENGYA
26 RESERVE DR
SOUTH BARRINGTON IL 60010

WASSEL, ERIN
10873 79TH ST E
PARRISH FL 34219

WEBER, DAVID PATRICK
BOMMARITO, ERICA LYNN
8605 BONFIRE WAY
PARRISH FL 34219

WEEKS, JEAN ANN
9026 ISABELLA CIR
PARRISH FL 34219

WEEKS, NOAH
WHITE TULIP LAND TRUST DTD 09/24/2024
10111 ZENNIA LN
PARRISH FL 34219

WEGENER, CHARLES
WEGENER, ANI
36422 DIEGO DR
FREMONT CA 94536

WEGENER, WILLIAM CHARLES
36422 DIEGO DR
FREMONT CA 94536

WEHNER, CHRISTOPHER JOHN
WEHNER, CHRISTINA M
10618 DAYBREAK GLN
PARRISH FL 34219

WEHRHAHN, KYLE GEORGE
WEHRHAHN, NIKKI LYNN
8922 BAY LEAF DR
PARRISH FL 34219

WELSH, ROBERT
8613 STARRY NIGHT TER
PARRISH FL 34219

WELTMAN, GRANT JONATHAN
UTTER, JOSLYN MARIE
10126 ZENNIA LN
PARRISH FL 34219

WEN, XINGTONG
WANG, ZI
8329 BELLA MAR TRL
PARRISH FL 34219

WESTERMAN, BRIAN S
KEENER, KELLY K
7404 91ST ST E
PALMETTO FL 34221-8479

WEYANT, SHANNON
9410 71ST AVE E
PALMETTO FL 34221-9015

WHEELER, KERRENDA R
SAYABAVONG, SONETHONG
9722 EVENTIDE TRL
PARRISH FL 34219

WHITAKER, WHITNEY
8723 STARRY NIGHT TER
PARRISH FL 34219

WHITE, ANDREW M
WHITE, JOCIENE S
9830 ZENNIA LN
PARRISH FL 34219

WHITE, SHANE CAMERON
WHITE, STACEY DIANE
10839 DAYBREAK GLN
PARRISH FL 34219

WHITING, MICHELLE Y
WHITING, STEVEN CRAIG
10021 ZENNIA LN
PARRISH FL 34219

WHITLEY, LINDA JUNE
WHITLEY, WADE HOWARD
13869 SIENA LOOP
BRADENTON FL 34202

WHITTAKER, CHESTER CHARLIE MATHEW
9914 ZENNIA LN
PARRISH FL 34219

WHITTINGTON, AMANDA KAY
WHITTINGTON, TYLER HERNDON
10118 ZENNIA LN
PARRISH FL 34219

WILCOX, ADAM PETER
WILCOX, MEGAN ASHLEY
8741 SUNSET PARK TRL
PARRISH FL 34219



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

WILCOX, KEVIN PAUL
WILCOX, CHRISTINE ELLEN
10925 DAYBREAK GLDN
PARRISH FL 34219

WILKINSON, NUBIA V
WILKINSON, CHRISTOPHER TIMOTHY
10218 DAYBREAK GLN
PARRISH FL 34219

WILLARD, MICHAEL A
7750 108TH AVENUE CIR E
PARRISH FL 34219-2840

WILLIAMS, GRIFFIN RUSSELL
WILLIAMS, COURTNEY PAIGE
10923 79TH ST E
PARRISH FL 34219

WILLIAMS, JAMES DESHAUN
WILLIAMS, CHEALSEY R
9817 ZENNIA LN
PARRISH FL 34219

WILLIAMS, VICKIE H
7755 108TH AVENUE CIR E
PARRISH FL 34219

WINTERS, DAVID
WINTERS, BROGAN
8618 STARRY NIGHT TERR
PARRISH FL 34219

WITTMAN, TREIGH GEORGE
WITTMAN, KAYLA NICOLE
10929 DAYBREAK GLN
PARRISH FL 34219

WOE, JEFRI
SUN, ZHONGYI
31649 SUN KETTLE LOOP
WESLEY CHAPEL FL 33545

WOLFE, BENJAMIN WYATT HARRISON
WOLFE, CASEY LYNN
7828 111TH TER E
PARRISH FL 34219

WOLFF, DIANA MARIE
7109 91ST ST E
PALMETTO FL 34221

WOODFIN, WESLEY
8819 BAY LEAF DR
PARRISH FL 34219

WRIGHT, STEPHEN A
WRIGHT, SAMANTHA A
9502 71ST AVE E
PALMETTO FL 34221

WU, BINXING
CHEN, QIUYI
8836 BAY LEAF DR
PARRISH FL 34219

WU, JIECHEN
HU, WEI
3441 EDEN DR
SANTA CLARA CA 95051

WU, ZHENG
BAI, HAIMING
9015 BAY LEAF DR
PARRISH FL 34219

XI, MUYUAN
LIN, QIQI
1614 DELUCA DR
SAN JOSE CA 95131

XU, YAPENG
10983 MERIDIAN DR N
PARKLAND FL 33076

YANG, HONGMEI
CHEN, JIANMIN
CHEN & YANG REV FAMILY TRUST
1794 KAMMERER AVE
SAN JOSE CA 95116

YANG, JAN
CHEN, HUANCHAN
8449 SEA RAY RUN
PARRISH FL 34219

YUSHKEVICH, YEVGENIYA A
YUSHKEVICH, YAROSLAV
8225 GOLDEN BEACH CT
PARRISH FL 34219

ZHANG, JINJIN
8937 BAY LEAF DR
PARRISH FL 34219

ZIEGLER, ADAM
ZIEGLER, COLLEEN
9911 ZENNIA LN
PARRISH FL 34219

ZUPPINGER, WILLIAM ERIC
ZUPPINGER, JENNIFER LYNN
10012 ZENNIA LN
PARRISH FL 34219