ORDINANCE 26-15
PARRISH LAKES DRI #28 (aka TBRPC DRI #269) – PLN2408-0048

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. 17-36 AND RENDERING AN AMENDED AND RESTATED DEVELOPMENT ORDER PURSUANT TO CHAPTER 380.06, FLORIDA STATUTES, FOR THE PARRISH LAKES DEVELOPMENT OF REGIONAL IMPACT (DRI #28/TBRPC DRI #269); APPROVING AMENDMENTS TO MAP H, TABLE 1 (DEVELOPMENT TOTALS), AND THE DEVELOPMENT ORDER TO: 1) REFLECT A REVISED DEVELOPMENT CONSISTING OF 2,444 SINGLE-FAMILY DETACHED UNITS, 686 SINGLE-FAMILY ATTACHED/TOWNHOME UNITS, ZERO MULTI-FAMILY UNITS, 302,251 SQUARE FEET OF COMMERCIAL/RETAIL USES, AND 43,320 SQUARE FEET OF OFFICE USES; 2) INCLUDE A PUBLIC EDUCATIONAL FACILITY AS A PERMITTED USE; 3) REMOVE AFFORDABLE HOUSING CONDITIONS (FKA STIPULATIONS) M.1 THROUGH M.12; AND 4) ALIGN PHASE I AND II BUILDOUT DATES TO 2036; ON AN APPLICATION FOR AN AMENDED DEVELOPMENT APPROVAL (ADA), FILED BY FLM, INC., HAWK PARRISH LAKES, LLC., CNL PARRISH LAKES EAST, LLC., AND CNL PARRISH LAKES WEST, LLC.; PROVIDING FOR DEVELOPMENT RIGHTS, CONDITIONS, AND OBLIGATIONS; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on February 9, 2010, FLM, Inc. submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA*) for 3,300 residential units; 400,000 square feet of retail; 50,000 square feet of office; with approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses within specific ranges; as legally described in Section 7, referred to as Parrish Lakes DRI, or the Project*; and

WHEREAS, on October 12, 2010 the Board of County Commissioners approved an amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan for the project from the Urban Fringe-3 (UF-3) and Public/Semi-Public-1 (P/SP-1) Future Land Use Classifications to the Mixed Use (MU) Future Land Use Classification for approximately 1,132 ± acres and retaining the P/SP-1 Future Land Use Classification for an FPL easement for 23± acres, by adoption of Ordinance 10-11;

WHEREAS, the described Project* lies within the unincorporated area of Manatee County; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes, has the statutory authority to consider and approve Development Order for a DRI; and

WHEREAS, the public notice requirements of Manatee County and Section 380.06, Florida Statutes, have been adhered to and satisfied; and

WHEREAS, the Board of County Commissioners approved Ordinance 17-36 and the review and report of the Manatee County Planning Department.

WHEREAS, on July 22, 2024, the Developer submitted a Development of Regional Impact (DRI) Amendment Application for Development Approval (ADA*) to approve amendments to Map H, Table 1 (development totals), 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; 4) include a public educational facility as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; 6) remove "EE" Road from Map H and replace with local road; 7) and align Phase I and II buildout dates to 2036; and

WHEREAS, on July 1, 2026, the Developer submitted a revision to the previously submitted DRI amendment submitted on July 22, 2024 to 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka stipulations) m.1 through m.12; and 4) align phase i and ii buildout dates to 2036; as legally described in Section 7, referred to as Parrish Lakes DRI, or the Project*; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on (insert date), to consider the Parrish Lakes DRI Amendment to amend and replace Ordinance 17-36 and found the Parrish Lakes DRI amendments to the Development Order and Map H to be consistent with the Manatee County Comprehensive Plan, the Manatee County Land Development Code, , FAC, subject to the conditions of approval established in this development order and of DRI #28 (TBRPC DRI #269); and

WHEREAS, the Board of County Commissioners held a duly noticed public hearing on (insert date) on amendments to the DRI Development Order and Map H (Exhibit A) to amend and replace Ordinance 17-36 as amended, and has solicited, received, and considered all testimony, reports, comments, evidence, and recommendations from interested citizens, County and the Developer, as well as the review and report of the Manatee County Development Services Department.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

SECTION 1. FINDINGS OF FACT.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application to amend and restate Ordinance No. 17-36 and Map H, the companion GDP/Zoning Ordinance amendment, the recommendation and findings of the Planning Commission, and all other matters presented to the Board of County Commissioners at the public hearing, hereby makes the following findings of fact:

A. All "WHEREAS" clauses preceding Section 1 of this Ordinance are adopted as findings of fact.

B. - An application has been submitted to Manatee County and is being processed concurrently with this DRI Amendment to amend the companion GDP/Zoning Ordinance PDMU-16-16(G)(R3) and associated General Development Plan for the Parrish Lakes project.

C. The Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission concerning the DRI Amendment and companion GDP/Zoning Ordinance amendment as they relate to the real property described in Section 7 of this Ordinance. The report of the Planning Commission was rendered on [insert date], following a public hearing.

D. The Board of County Commissioners held public hearings on [insert date] regarding Ordinance No. 26-15, in accordance with the requirements of the Manatee County Land Development Code and the Manatee County Comprehensive Plan, and has further considered the testimony, comments, and information received at the public hearings.

E. Manatee County has adopted the Manatee County Comprehensive Plan which is in compliance with applicable state laws.

F. The Comprehensive Plan requires a Certificate of Level of Service to be issued for water, wastewater, solid waste, parks and recreation, roadways, transit, schools and drainage in compliance with state requirements and the Land Development Code.

G. This amended and restated Development Order is issued based on information provided by the Developer* in the application to amend and restate Ordinance No. 17-36 and Map H, the companion GDP/Zoning Ordinance amendment, public hearing testimony, data, information, and recommendations provided by the Planning Commission and Planning

Department, and ensures continued compliance with the Manatee County Comprehensive Plan.

H. The real property which is the subject of this ADA* and Development Order is legally described in Section 7 of this Ordinance.

I. The Project* is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.

J. The authorized agents and addresses for the Project* are FLM, Inc.; Hawk Parrish Lakes, LLC; CNL Parrish Lakes East, LLC; and CNL Parrish Lakes West, LLC, and their respective authorized representatives, as identified in the application materials.

K. The owners of the property are FLM, Inc., Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, and CNL Parrish Lakes West, LLC.

L. A comprehensive review of the impacts generated by the amended development program has been conducted by the departments of Manatee County, the Planning Commission, and the Board of County Commissioners in conjunction with the application to amend and restate Ordinance No. 17-36, Map H, and the companion GDP/Zoning Ordinance amendment.

M. The TBRPC declared the ADA* application sufficient on April 20, 2017.

SECTION 2. CONCLUSIONS OF LAW.

A. Based upon the previous findings of fact and the following conditions of this Development Order, the Board of County Commissioners of Manatee County concluded that:

1. The Project* as amended by this ordinance, will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

2. The Project*, as amended by this Ordinance, is consistent with the local land development regulations and the Manatee County Comprehensive Plan.

3. The Project*, as conditioned by this amended and restated Development Order, remains consistent with the Manatee County Comprehensive Plan and applicable local development regulations.

4. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer* is authorized to conduct development as described herein, subject to the conditions, restrictions, and limitations set forth below.

5. The review by the County*, participating agencies, and interested citizens reveals that impacts of the amended development program are adequately addressed within the terms and conditions of this Development Order. To the extent that any application materials are inconsistent with the terms and conditions of this Development Order, the terms and conditions of this Development Order shall

prevail.

SECTION 3. DEVELOPMENT COMPONENTS:

A. This amended and restated Development Order shall constitute approval of the DRI Amendment to Ordinance No. 17-36 and Map H, subject to the conditions set forth herein, and shall be limited to the development amounts set forth in Table 1 below.

B. Phase 1 and Phase 2 of the Development are Specifically Approved subject to the conditions found within this amended and restated Development Order and the companion GDP/Zoning Ordinance PDMU-16-16(G)(R3), as may be amended concurrently. Potable water and sewer and school concurrency, if applicable, will be reviewed at time of each Final Site Plan submittal.

C. Preliminary and Final Site Plan applications shall be reviewed for compliance with this Development Order and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application, as to such requirements which are not specifically addressed in this Development Order or are not inconsistent with this Development Order.

D. The build-out date for this Development Order is December 31, 2036.

E. The expiration date for this Development Order is December 31, 2037.

TABLE 1: AMENDED DEVELOPMENT TOTALS

PHASING: PHASE I – 2036 PHASE II - 2036			
Land Use	**Approved Entitlement**	**Change**	**Revised Entitlement**
Single-Family Detached (SFD)	2,421 units	+23 units	2,444 units
Single-Family Attached / Townhome (SFA)	580 units	+106 units	686 units
Multi-Family (MF)	400 units	-400 units	0 units
Total Residential	**3,401 units**	**(-271 units)**	**3,130 units**
Commercial / Retail	260,000 sf	+42,251 sf	302,251 sf
Office	35,000 sf	+8,320 sf	43,320 sf
Total Non-Residential	**295,000 sf**	**+50,571 sf**	**345,571 sf**

LDC 350.4.A - Public educational facilities, including a public charter school, and commercial/retail uses on Parcel C-7 are permitted uses, subject to applicable development standards and the development totals set forth in Table 1.

F. Development Totals:

1. The Land Use Equivalency Matrix below allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through the Notice of Proposed Change process. The conversion formulas presented below are based on net p.m. peak hour trip generation factors.

2. In seeking approval of a specific Land Use Exchange, any changes in the number and/or type of dwelling units that cause an increase in the projected number of students shall be subject to review and approval of a School concurrency Analysis and issuance of a CLOS.

3. In seeking approval of a specific Land Use Exchange, the Developer* shall prepare a request which demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, solid waste disposal, mass transit, drainage, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS) issued for that phase. In seeking approval, the Developer shall not exceed the potable water and wastewater treatment projected for that phase without approval from Manatee County. The Developer* must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts in excess of those previously approved, the Developer* may be granted approval for that excess only if, and when, capacity is available. However, reapplication shall not cause the Developer* to lose the capacity already approved for the Project*. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At the time of Final Site Plan approval, potable water, wastewater treatment and schools shall be analyzed and a CLOS will be issued for those concurrency components.

4. An application for a Land Use Exchange must be reviewed for consistency with the General Development Plan and staff shall be provided a revised Land Use and Phasing Schedule and a reallocation of square footage or residential units on the GDP as necessary. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan

5. In the event the Land Use Exchange provision is utilized, the project shall still consist of a mix of at least two (2) land uses (residential, commercial, office).

6. Reserved.

G. The Land Use Equivalency Matrix

TABLE 2: LAND USE EQUIVALENCY MATRIX

CHANGE FROM: \ 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
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.

Minimum and Maximum Development by Land Use Type		
Land Use	Minimum	Maximum
Residential (d.u.)	2,145	4,455
Office (s.f.)	32,500	67,500
Commercial (s.f.)	260,000	540,000
Assisted Living (beds)	-	250
Continuing Care Retirement Community (units)	-	500
Nursing Home (beds)	-	250
Medical Office (s.f.)	-	67,500

SECTION 4. DEFINITIONS.

The definitions contained in Chapter 380.06, Florida Statutes, the Manatee County Comprehensive Plan, and Land Development Code shall apply to this Development Order in addition to those listed herein. The following capitalized terms used herein shall have the following meanings:

A. "Application for Development Approval*" or "ADA*" shall mean the Parrish Lakes Development of Regional Impact Application for Development Approval* (February 10, 2010), and the sufficiency responses submitted by the Developer* on August 12, 2010 and January 10, 2011, and Revised Map H, submitted on September 2, 2016, and February 7, 2017, and July 2, 2026 and the application to amend and restate Ordinance No. 17-36 and Map H, together with the companion GDP/Zoning Ordinance amendment.

B. "Best Management Practices" shall mean the practices which are technologically and economically feasible in abating pollution generated by point and non-point sources, to a level compatible with water quality and quantity objectives of this Code (BMP list of approved practices by Board resolution for Special Overlay Districts—Evers Reservoir and Lake Manatee Watershed Areas).

C. "County*" shall mean Manatee County, a political subdivision of the State of Florida.

D. "Developer*" shall mean FLM, Inc., Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, and CNL Parrish Lakes West, LLC, and their respective heirs, assigns, designees, agents, transferees, and successors in interest as to the Project* and all conditions of approval.

E. "Development Approval*" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.

F. "Funding Commitment*" shall mean projects funded for construction in the current year plus one of an adopted work program, or committed by a community development or stewardship district or private sources which can include the Developer*, for construction with funding provided within three years.

G. "Master Drainage Plan*" shall mean a plan showing the proposed stormwater management components to be constructed for the entire Project* as follows:

1. Existing topography;

2. Existing drainage features, both on site and off site, that will affect the drainage concept of this Development*; existing and developed drainage basins, with their direction of outfall;

3. Proposed stormwater management facilities, which shall include: detention lakes, connection of lakes, and the eventual outfall for these lakes; and

4. Off-site areas that historically drain through the property shall be addressed as to the method the applicant proposes to use to accommodate off site stormwater.

H. "Project*" shall mean the land uses by area, square footage, density, and phase described in the ADA*, as amended by this Ordinance, to be constructed on the real property described in Section 7 herein.

I. "Specific Approval*" shall mean ADA approval for Phase 1 and Phase 2. Specific Approval* herein should not be confused with Specific Approval* as defined in the Manatee County Land Development Code.

J. "Vertical Development*" shall mean and shall be deemed to include the construction of new residential units and non-residential structures or the reconstruction or addition to any structure. "Vertical Development" shall not mean nor be deemed to include the construction of any new structure or the reconstruction or addition to any structure specifically for the use of the existing or future agricultural operations.

The definitions contained in Chapter 380.06, Florida Statutes, shall apply to this Development Order.

Note: An asterisk (*) in the text of this Development Order denotes that the word is defined.

SECTION 5. DEVELOPMENT CONDITIONS:

THE PARRISH LAKES DRI, AS AMENDED BY THIS ORDINANCE, IS SPECIFICALLY APPROVED FOR PHASE 1 AND PHASE 2 DEVELOPMENT, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

Transportation

A.(1) As to development through Ordinance 17-36, Parrish Lakes DRI development traffic shall be subject to the transportation improvements and project trip thresholds listed in Table A(1).

Transportation Improvements.
In accordance with Section 163.3180(5)(h)(1), Florida Statutes, and as necessary to mitigate the Project* impacts, the Developer* shall construct or pay the Proportionate Share of each required Improvement prior to Project Development Approval generating trips equal to or greater than the corresponding Project Trip Threshold. The contribution or construction of the proportionate share of the following roads or facilities shall be deemed sufficient to accomplish one or more mobility improvements that benefit a regionally significant transportation facility, and shall fully satisfy the transportation concurrency requirements of the Comprehensive Plan and the requirements for mitigation of the Project* transportation impacts. Except for the Developer* proportionate share as set forth herein, the Developer* shall not be held responsible for the additional cost of reducing or eliminating deficiencies.

In accordance with Section 360 of the Land Development Code, the applicant has applied for a Certificate of Level of Service compliance (CLOS) in conjunction with this DRI DO. The term of the CLOS shall be determined based on the amount of development to occur within the CLOS, and the schedule of required improvements set forth in Table A(1), to provide the applicant with a reasonable time to complete the anticipated required improvements. The applicant may satisfy concurrency pursuant to and in accordance with Section 163.3180, Florida Statutes.

Intersections:	Improvement	Threshold (PM Peak Hour Trips)
Erie Road and 69th St E	• Signalize - Semi-Actuated (60 seconds cycle length) or Roundabout	779
Erie Road and Harrison Ranch Boulevard/Carter Road	• Change pavement markings on Northbound right-turn lane to allow through movements • Add Eastbound exclusive left-turn lane (1 total) • Add Southbound exclusive left-turn lane (1 total) • Add Westbound exclusive right-turn lane (1 total) • Optimize signal timing	To be constructed concurrent with construction of Carter Road connection to Erie Road 1,567 (Westbound exclusive right-turn lane to be constructed concurrent with construction of Carter Road connection to Erie Road)
Erie Road and Sawgrass Road	• Add Eastbound exclusive left-turn lane (1 total) • Add Westbound exclusive right-turn lane (1 total)	To be constructed concurrent with construction of Sawgrass Road connection to Erie Road
Moccasin Wallow Road and Carter Road	• Signalize - Semi-actuated (120 seconds cycle length) • Change Southbound pavement markings to allow through movements • Add Eastbound exclusive right-turn lane (1 total) • Add Westbound exclusive left-turn lane (1 total) • Add Northbound exclusive left-turn lane (1 total)	To be constructed concurrent with construction of Carter Road connection to Moccasin Wallow Road

	• Change pavement markings on Southbound left-through lane to through-only lane • Add Southbound exclusive left-turn lane (1 total) • Optimize signal timing • Add Northbound exclusive left-turn lane (2 total)	2,110
Moccasin Wallow Road and Sawgrass Road	• Add Westbound exclusive left-turn lane (1 total) • Add Eastbound exclusive right-turn lane (1 total) • Signalize	To be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road 1,752 (Eastbound right-turn lane to be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road)
Ft. Hamer Road and Golf Course Road	• Add Northbound exclusive right-turn lane (1 total)	1,411
Buckeye Road and Carter Road	• Change Northbound pavement markings to right-turn only lane • Add Northbound exclusive left-turn lane (1 total)	2,888
US 301 and Erie Road (Parrish)	• Change Eastbound pavement markings to right-turn only lane • Add Eastbound exclusive left-turn lane (1 total)	2,431

(Completed)

Access

The project's main external access points are located on Erie Road and Moccasin Wallow Road, east of I-75. The four access points are as follows:

- **Erie Road and Carter Road**
- **Erie Road and Sawgrass Road**
- **Moccasin Wallow Road and Carter Road**
- **Moccasin Wallow Road and Sawgrass Road**

The following table indicates location and length of site's main access improvements:

Intersection	Movement	Required Total Length (feet)
Erie Road at Carter Road	**Eastbound Left**	**485**
	Westbound Right	**185**
Erie Road at Sawgrass Road	**Eastbound Left**	**435**
	Westbound Right	**185**
Moccasin Wallow Road at Carter Road	**Westbound Left**	**805**
	Eastbound Right	**405**
Moccasin Wallow Road at Sawgrass Road	**Westbound Left**	**455**
	Eastbound Right	**405**

The development is traversed by future thoroughfare segments of Carter Road, Sawgrass Road, and Grove Lagoon Road. In addition to the primary thoroughfare connections along the boundary, minor access locations are proposed along the external and internal thoroughfares. Each of these additional access locations and internal intersections shall be designed based on appropriate operational analysis undertaken prior to approval of the associated construction plans.

A.(2) With each Final Site Plan application, the Developer shall submit to the County a permitting summary which addresses the following:

1. The total land use quantities proposed by the submitted final site plan, plus all land uses previously approved with prior final site plans, to demonstrate consistency with the Development Order; and,

2. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways, serving the Project covered by the Final Site Plan application.

A.(3) At the time of submittal of a proposed Final Site Plan for fifty percent (50%) of the approved density and intensity of the Project*, the Developer* shall complete a transit analysis to determine whether public transit is required at that time. In the event that the transit analysis establishes the need for public transit at that time, the Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within or along the perimeter of the Project*. At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the Project.

A.(4) The Developer shall provide roadway, bicycle and pedestrian connections between internal and adjacent thoroughfare roadways, adjacent trail facilities, and community open space/park sites.

A.(5) There shall be bicycle or pedestrian facilities on both sides of any road designated as a collector or arterial roadway in the adopted Future Traffic Circulation Plan of the Manatee County Comprehensive Plan. All transportation facilities shall be constructed in accordance with Manatee County's Public Works Standards Manual.

A.(6) The Developer* shall provide adequate sidewalks along both sides of all local streets and roadways throughout the Project*, unless otherwise approved by the County.

A.(7) Solely to the extent required by law, a biennial monitoring program will be started upon the issuance of the first building permit for uses which exceed fifty percent (50%) of the earliest Project* Trip Threshold set forth in Table A (1). This biennial monitoring report will continue until buildout. The biennial reports shall provide information for the Project* regarding the total development which has been permitted and its equivalent in trips, and shall project the development/trips anticipated for the next two years.

Prior to commencing the biennial monitoring, the Developer* shall submit a monitoring methodology and plan showing the proposed locations of the counts to Manatee County for review and approval. The monitoring program at a minimum shall consist of one 2-hour pm peak hour (4 pm to 6 pm) directional counts, with subtotals at 15-minute increments at all Project* entrance driveways with public roadway connections. The sum of the Project* driveway trips will be totaled in 15-minute increments and the highest four consecutive 15 minute totals will be summed to determine the project's total PM peak hour traffic volume. This total will include net external trips, diverted trips, and pass-by trips of the Project*. The biennial monitoring shall be conducted during the peak season (February to April) and a maximum of 60-90 days prior to the Biennial Report submittal date unless otherwise approved by Manatee County.

A.(8) The Developer shall be entitled to Impact Fee Credits in accordance with applicable law and the County Land Development Code and practices.

Vegetation, Wildlife, and Wetlands

B.(1) The Developer* shall provide an updated gopher tortoise study, consistent with Policy 3.3.2.1 of the Manatee County Comprehensive Plan, prior to each Final Site Plan approval. Management Plans, permits or other authorizations from the appropriate State or federal agency, shall be provided to Manatee County for any state- or federally-listed species found on-site, prior to Final Site Plan approval.

B.(2) The applicant shall create and maintain a naturally vegetated buffer sufficient to preserve the value and function of the regionally-significant natural resources on and abutting the Parrish Lakes site. These areas, including the buffers, should be set aside in conservation easements.

B.(3) In the event that any state-or federally-listed species are discovered breeding on-site during project development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.

B.(4) A Nuisance, Exotic Plant Species Management Plan, as required by LDC Section 701.4 E, shall be submitted to Manatee County prior to each Final Site Plan approval that may include nuisance or exotic plant species. Initial removal of nuisance, exotic plant material shall be completed prior to Final Plat approval or Certificate of Occupancy issuance for that final site plan.

B.(5) The Developer* shall seek to preserve and protect all wetland areas as generally depicted on Map H, and defined as wetlands in the Comprehensive Plan, and shall provide an upland vegetated buffer, consistent with the Comprehensive Plan and Land Development Code and applicable law. Prior to Preliminary Site Plan approval, the applicant shall demonstrate avoidance and minimization of any proposed wetland impacts in accordance with Comprehensive Plan Policy 3.3.1.1. Such determination will require completion of impact avoidance and minimization analyses consistent with the Land Development Code which clearly demonstrate the necessity of the proposed impact. Mitigation for approved wetland impacts shall be in accordance with Policy 3.3.1.3 of the Manatee County Comprehensive Plan, as amended from time to time. The demonstration of avoidance and minimization and the required analysis shall not be required for any wetland impact required for Moccasin-Wallow road, Carter Road or Sawgrass Road.

B.(6) Conservation Easements for the following areas, generally depicted on Map H, shall be dedicated to the County prior to or concurrent with issuance of the first Certificate of Occupancy or Final Plat for those conservation easements within or contiguous to the proposed phase of development: (Completed

- Post-development jurisdictional wetlands and associated wetland buffers,
- Upland preservation area, (Completed)

B.(7) The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use. As committed, the Applicant shall maintain a prudent fencing program to separate the agricultural business operations from the development areas through buildout.

B.(8) The entire site shall be evaluated for potential hazardous material locations (i.e.,) historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

B.(9) All proposed nature trails, boardwalks, picnic tables, interpretive signage and shade structures and other passive recreation facilities in wetlands, wetland buffers, or upland preservation areas shall be designed to minimize impacts to trees or areas of significant vegetation and in accordance with Section 701 of the Manatee County Land Development Code. All proposed nature trails, boardwalks, shade structures and other passive recreation facilities shall be creditable toward the proposed parks dedication and requirement.

B.(10) The Developer* shall provide 5.6+ acres of upland preservation along the eastern project boundary, FLUCCS Code _434 (Hardwood-Conifer Mixed Forest), consistent with the upland preservation area identified on Map H (Attached as Exhibit A). The 5.6+ acres of upland preservation shall be fully creditable toward the Project's parkland dedication requirements. The upland preservation area shall fully satisfy the project's landscape buffer requirements along the upland preservation frontage for the perimeter of the project. (Completed)

B.(11) The Developer* shall submit for review and approval, a Habitat Management Plan for the upland preservation areas with the first Preliminary Site Plan inclusive of or immediately contiguous to the upland preservation area, as shown on Map H.

Soils

C.(1) Best Management Practices, including those identified in the ADA*, shall be employed during site preparation and construction to prevent soil erosion.

Air Quality

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

Water Quality and Stormwater Management

E.(1) The stormwater management system shall be designed to maintain the natural hydroperiod of the receiving wetlands, and to meet or exceed the requirements for development within the Buffalo Canal Drainage Basin. The adopted Buffalo Canal Watershed Model may be utilized to demonstrate no adverse offsite impacts will result from the development.

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

E.(3) The Developer* shall encourage the use of water conserving landscapes and the responsible use of water by residents and occupants throughout the project.

E.(4) Existing native vegetation shall be preserved, to the greatest extent practicable, to meet screening requirements, unless otherwise approved by Manatee County.

E.(5) To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.

E.(6) Stormwater management ponds shall not be constructed within wetland buffers or natural resources of regional significance, unless otherwise approved by Manatee County and SWFWMD.

E.(7) Applicant shall implement resident education programs advocating surface water protection. An example of this is information on the proper use of fertilizers and pesticides.

E.(8) A separate storage facility, from the surface water management system, is encouraged for reclaimed water use.

E.(9) Low impact development techniques are encouraged to be used throughout the development. These techniques shall include, but are not limited to, the following:

- Retention of the maximum amount of existing native vegetation;

- Shallow vegetated swales in areas where practical, including parking;
- Appropriate Florida friendly plant selections;
- Small, recessed garden areas throughout landscaped areas;
- Porous pavement and other pervious pavement technologies;
- Stabilized grass areas for overflow parking (i.e. in excess of minimum LDC requirements); and
- Stormwater reuse.

E.(10) Prior to construction, the Developer* must provide a plan detailing the operation and maintenance of the stormwater management system for the portion of the Project for which Development Approval is then sought. The plan shall, at a minimum, identify the responsible entity, establish a long term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Manatee County prior to the first PSP or FSP approval and implemented at construction. Failure to implement the approved plan shall prevent Manatee County from issuing any further site plan approvals.

E.(11) The Developer* or other responsible entities shall hire a licensed engineer to conduct inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and permitted. Inspection results shall be included in each Biennial DRI Report through project buildout.

E.(12) All habitable structures shall be constructed in accordance with Manatee County's flood protection requirements.

E.(13) Compensation for the loss of 100-year flood storage capacity shall be provided. This may be demonstrated by use of the Buffalo Canal Watershed Model.

E.(14) The Developer* shall submit a Surface and Groundwater Quality Monitoring Plan for the Parrish Lakes DRI for review and approval by the County prior to approval of the first Preliminary Site Plan. Approval of the Surface and Groundwater Quality Monitoring Plan will be subject to the following conditions:

- Protection of monitoring wells and access to monitoring wells through build-out of the project. Should any of the monitoring wells be destroyed the responsible entity shall provide written notification of the incident and corrective action taken to Manatee County.

- Baseline monitoring shall be completed prior to the commencement of any construction activities with the exception of those construction activities that may be required to implement the monitoring plan.
- Manatee County may require the monitoring plan to be modified should the land use change significantly or should the baseline monitoring reveal exceedances that would merit additional monitoring measures.
- If monitoring activities do not begin in a timely manner, Manatee County may require the monitoring plan to be modified accordingly.
- All surface and groundwater monitoring results shall be included with the respective Biennial Report to be submitted for the project.

Historical and Archaeological Sites

F.(1) Any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Manatee County.

Water Supply

G.(1) The Developer* shall be required by Manatee County ordinances, to extend potable water service or utilize the existing potable water infrastructure constructed onsite for each phase or subphase of the Project* to assure that adequate potable water capacity exists to accommodate the Project*.

G.(2) The Developer* shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.531, Florida Administrative Code.

G.(3) The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots.

G.(4) The Developer shall coordinate with the County Utility Department for the use of reclaimed water within the project to the extent reclaimed water is a reliable quality, quantity and is a financially feasible water source. Prior to Final Site Plan approval applicant shall specify source of irrigation on site plan.

G.(5) The Developer* has committed to the following:

- Installation of water conserving fixtures;

- Adherence to water conserving maintenance practices;
- Use of xeriscaping principles; and
- Providing water conservation educational materials to all developers within the project.

G.(6) Water saving plumbing fixtures must be used inside all buildings, including housing units.

G.(7) Water conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be placed on all systems.

G.(8) Irrigation time clocks shall be reset after new landscaping has been established.

G.(9) Florida friendly landscaping principles shall be used throughout the development.

G.(10) Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.

G.(11) Conservation education shall be made available to residents and other users of the development.

G,(12) The use and potential future use of reclaimed water, stormwater or other alternative water supplies shall be maximized. Dual water lines shall be installed to facilitate this.

Wastewater Management

H.(1) The Developer* shall be required by Manatee County ordinances, to expand wastewater service or utilize the existing wastewater infrastructure constructed onsite for each phase or subphase of the Project* to assure that adequate wastewater capacity exists to accommodate the Project.*

H.(2) No permanent septic tanks are permitted for new development.

H.(3) Approval of the project shall include assurance of adequate wastewater treatment capacity as well as any developer provision(s) of any improvements to the internal wastewater collection system. Future biennial reports shall contain an updated summary of utility service commitments.

Solid Waste/Hazardous Waste/Medical Waste

I.(1) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

I.(2) The Developer* shall be required by Manatee County ordinances, to extend solid waste service to each phase or subphase of the Project* to assure that adequate solid waste capacity exists to accommodate the Project*.

Recreation and Open Space

J.(1) Greenways, nature trails, parks, environmentally-sensitive features, open space, and recreation facilities shall be maintained by the Developer* or successors such as a Home Owners Association, CDD, stewardship district, other legal entity and/or as directed by the permitting agencies, unless otherwise approved by the County.

J.(2) As committed, the Developer* shall provide +26-acres of parks on-site. Parks may include passive recreation area (within upland preservation areas and outside of wetland buffers), nature trails (including the Ellenton-Willow Trail along Erie Road), boardwalks, interpretive trails, active recreation areas, pocket parks, ponds and water bodies that may include trails, fishing access, canoe or boating facilities, or other similar water sports facilities that will be provided on the site, at locations to be determined during future development review processes. (Completed)

J.(3) Prior to the approval of the initial residential final site plan, the Developer shall provide a Master Parks Plan for review and approval by Manatee County. The Master Parks Plan shall identify the proposed location of all +26 acres of parks and the nature and type of all recreation facilities. (Completed)

J.(4) All open space and recreation facilities within the Project shall be maintained by an appropriate entity such as a Community Development District, Stewardship District, or Homeowners Association.

Health Care, Police, and Fire

K(1) Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material.

Hurricane Preparedness

L.(1) The Developer* shall promote awareness of hurricane and flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

M. Affordable Housing (Left Blank Intentionally)

Energy

N.(1) The Developer* shall incorporate energy conservation measures into the site design, building construction, and landscaping to the maximum extent feasible.

N.(2) The developer shall work with TECO/Peoples Gas to provide natural gas within the project provided the cost to deliver natural gas is financially feasible. (Completed)

General Conditions

O.(1) Physical development shall commence within seven years of Development Order adoption. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.

O.(2) Any approval of Parrish Lakes shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 73C-40.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 73C-40.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 73C-40.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 73C-40.045 (Transportation Uniform Standard Rule);.

O.(3) All of the Developer's* commitments set forth in the ADA* and subsequent Sufficiency Responses shall be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section 6 of this Development Order.

O.(4) The Developer* shall provide monitoring reports to Manatee County in accordance with the reporting requirements of this Development Order and applicable law. Manatee County shall review such monitoring reports for compliance with the terms and conditions of this Development Order.

O.(5) Approval of Parrish Lakes DRI shall be contingent upon the project's consistency with the Manatee County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.

O.(6) The Development Order should take into account any applicable concerns set forth in the attached letters of the Southwest Florida Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission and the Florida Department of Transportation.

O.(7) The Developer*, its successors, assigns or transferees, shall, submit monitoring reports to Manatee County in accordance with the reporting requirements of this Development Order and applicable law until such time as all terms and conditions of this Development Order are satisfied. The monitoring report shall be submitted to Manatee County for review of compliance with the terms and conditions of this Development Order. The Developer* shall be notified of any Board of County Commissioners' hearing wherein such report is to be considered or reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, modification, or change of any conditions, or any terms or conditions of this Development Order. The Monitoring Report shall contain the following:

a. Any change in the plan of development, or in the representation contained in the ADA, or in the phasing or land uses for the reporting period and, to the extent known, the next reporting period;
b. A summary comparison of development activity proposed and actually conducted for the reporting period;
c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or Developer*;
d. Identification and intended use of lands purchased, leased, or optioned by the Developer* adjacent to the land encompassed by the Development Order for the Project*;
e. An assessment of the Developer's* and Manatee County's compliance with the conditions of approval contained in the DRI Development Order and the commitments that are contained in the Application for Development Approval* and which have been identified by Manatee County as applicable to this Development Order;
f. Any known applications to amend this Development Order or the companion GDP/Zoning Ordinance that were filed in the reporting period and, to the extent known, are anticipated to be filed during the next reporting period;
g. An indication of a change, if any, in local government jurisdiction for any portion of the Development* since the Development Order was issued;
h. A list of significant local, state, and federal permits which have been

obtained or which are pending by agency, type of permit, permit number, and purpose of each;

i. A copy of any recorded notice of the adoption of a Development Order for the subsequent modification of an adopted Development Order that was recorded by the Developer* pursuant to Subsection 380.06(14)(d), Florida Statutes;

j. A statement that the monitoring report has been submitted to Manatee County in accordance with this Development Order;

k. Reserved.;

l. Traffic monitoring data, to the extent required by law.

m. An updated map showing the locations and acreage of upland and wetland preservation; and

n. Any other information required pursuant to general law.

SECTION 6. DEVELOPER* COMMITMENTS:

The following are developer commitments set forth in the Application for Development Approval* (ADA*) and Sufficiency Responses* (SR) which shall be honored by the Developer*, except as they may be superseded by specific terms of the Development Order.

GENERAL

1. The owner will maintain a prudent fencing program to segregate and control the agricultural business operations from the development areas.(ADA/Page 10-5)

2. Any development that may be proposed within the [330'] FPL easement will be consistent with the property owner's easement rights. Such development is typically for ponds, or mitigation areas, park land and roadway crossings. (SR1/Page 9-1)

VEGETATION AND WILDLIFE

1. Until such time that the site is actually developed, it is anticipated that the site will remain in agricultural use with continuously active agricultural operations. (ADA/Page 12-2)

2. The property owners have a business plan regarding the continued maintenance of pasturelands that will remain in effect throughout the DRI process and the future sale of specific parcels to independent development entities. This plan provides that the available pastureland use areas must be maintained in order to sustain a viable cattle herd, and consequently, a viable agribusiness. The maintenance that is proposed to occur will include periodic disking of pastures followed by reseeding with various pasture grass species. (ADA/Page 12-2)

3. The upland listed species and other transects that have been completed on the property have verified the potential presence of this species [i.e. Gopher Tortoise] on the property, and therefore, future burrow surveys will have to be completed prior to future development of individual parcels within the overall

DRI. Those surveys will be required as part of the normal development review of the site... The Applicant is amenable to a development order condition stipulating that pre-construction tortoise burrow surveys be required, and if tortoises are verified to be present, a permit sought from FWC. (ADA/Page 12-16)

4. The applicant intends to coordinate with the FWC as necessary during the construction design and permitting phase of the project, to determine appropriate off-site mitigation, if required, for impacts to those listed species (e.g. gopher tortoise) that cannot be accommodated entirely on-site. (ADA/Page 12-18)

5. The Applicant has "confirmed" that "Buffalo Creek will be retained during and after development and therefore will maintain the 'corridor' for use by wildlife." (SR2/Page 10-7)

6. The Applicant agrees to set aside a preservation area, the 5.6± acre Hardwood Conifer Mixed Forested upland area located in the northeast portion of the property. (SR2/Page 12-2)

7. To provide some assurance that additional environmental degradation does not occur on the property after the DRI approval and D.O. have been issued, the Applicant will agree to utilize the property for similar or no more intense agricultural uses than are currently in operation. (SR1/Page 12-1) (Completed)

8. The Applicant "understood" the need to complete the "updated wood stork and eastern indigo snake keys (i.e. US Fish and Wildlife Service Effect Determination Keys) dated January 25, 2010." as well as "provide an endangered species assessment for the project site" at the time of Corps permit application. (SR1/Page 13-8)

WETLANDS

1. The wetlands that are to remain onsite post development are intended to be set aside as preservation areas, and these wetlands are depicted on the revised Map H. (SR1/Page 12-5). But, wetland use shall be as described in Stipulation B.(6) above.

2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas that serve as wetland mitigation, shall be dedicated to Manatee County prior to or concurrent with Final Plat approval.

3. The project is found to be consistent with the elements of the Manatee County Comprehensive Plan as set forth in... Objective 3.3.1 - Wetland Protection: Preserve and protect existing, viable wetland systems to: maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland

areas; achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands; maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer; achieve water recharge of surficial aquifers through wetland areas; maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animals and plant species; maintain essential chemical and energy cycles facilitated by wetlands; and maintain educational and recreational opportunities provided by wetlands. (ADA/Page 10-21)

4. In order to obtain more accurate/real elevations for these field-established hydroperiod elevations, it will be necessary in the future (prior to the construction permitting process) for a registered professional surveyor to perform a vertical survey of such elevations prior to field review/approval by regulatory (SWFWMD) staff. These surveyed and agency-approved elevations in conjunction with a wetland jurisdiction delineation will then be utilized during the design process for determining stormwater system control elevations, floodplain compensation elevations and for the design of any proposed wetland mitigation areas. (ADA/Page 13-2)

5. Opportunities to enhance or restore wetlands and their hydroperiods (e.g. via capture of stormwater runoff) will be evaluated as construction plans are developed for each development phase. (ADA/Page 13-3)

6. The relatively higher quality or larger size onsite wetlands will be avoided to the greatest extent possible, with the intent to incorporate these wetlands into the post-development landscape, and potentially target the wetlands to receive pre- treated stormwater runoff as a means of improving or stabilizing the wetland hydrology while achieving additional stormwater treatment or "polishing" effects. Natural wetland areas on the property that will remain in the post-development condition will include an upland buffer/setback as required by law, which will serve as a transition zone from the development to the wetland boundary, will provide potential habitat for wildlife utilization and will provide some uptake and treatment of stormwater runoff entering wetlands via overland flow or through designated drainage swales. (ADA/Page 13-3)

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

WATER QUALITY

1. The requirements of Chapter 62-330 F.A.C. for stormwater treatment will be met using accepted methods including: (1) construction of littoral zones to be vegetated by native aquatic species; and (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)

2. The surface water management system proposed for the site will be designed to protect water quality through the use of grass swales, surface water detention ponds, and stormwater attenuation ponds. Water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas. Drainage swales will also provide for filtration of pollutants prior to discharge into stormwater management ponds. (ADA/Page 14-3)

3. On-site surface waters within the Parrish Lakes DRI will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. The preparation and implementation of a NPDES Stormwater Pollution Prevention Plan will further insure that the site will minimize impacts during construction. (ADA/Page 14-4)

4. Removal of the agricultural drainage system will also increase the residence time of the water entering isolated wetlands and the surface waters within the site, resulting in an increase in the ability of the systems to biologically filter pollutants and nutrients before the water is discharged to ultimate drainage outfall locations. (ADA/Page 14-4)

5. The Applicant has committed to develop a pre and post development environmental monitoring plan for the property... The monitoring plan will propose a methodology by which water quality parameters and monitoring will be established... It is reasonable to expect that the Development Order can be conditioned to include a requirement for development and implementation of a Ground and Surface Water Monitoring Plan prior to site development. (SR2/Page 14-1)

SOILS

1. Any soil limitations that may impact development of the site will be specifically identified and addressed by the Registered Geotechnical Engineer at the time of permitting. (ADA/Page 15-1)

2. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at least one foot above the determined 100-year flood elevation. (ADA/Page 15-1)

FLOODPLAINS

1. A more detailed floodplain analysis will be performed during the design and permitting phase of this project. (ADA/Page 16-1)

2. The storage of the water will be provided within the proposed compensation ponds between the seasonal high groundwater elevation and the design high elevation of the pond, as is typical. (SR1/Page 16-1)

WATER SUPPLY

1. The Applicant will continue to work with SWFWMD and Manatee County to develop a long-term plan to optimize potable and non-potable water resource use in the development through methods such as designation of potable water well site(s) within the development and decreasing the amount of well withdrawals as reclaimed water becomes increasingly available to the site. (ADA/Pages 17-3 - 17-4)

2. All existing wells onsite that are not to be used to provide water to the development will be plugged and abandoned as required by SWFWMD regulations. (SR1/Page 14-3)

3. All potable water is to be provided by Manatee County Utilities. (SR1/Page 17-2)

4. The Applicant will commit to provide all developers in the project a copy of SWFWMD's Florida Friendly Landscaping brochures and booklets, "Fertilizer Facts", "Florida Friendly Landscaping Principles" and "Micro-Irrigation, a Guide to the Basics." (SR1/Page 17-2)

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

6. Xeriscaping within the project... will likely result in reduced non-potable water demands for irrigation within the project. (ADA/Page 17-2)

7. The new residential units shall be energy efficient homes that use low flow toilets and water conserving faucets. (SR2/Page 10-3)

8. The Parrish Lakes DRI will obtain potable water from the Manatee County public water system and will comply with their requirements for installation of water conservation fixtures and adherence to water-conserving maintenance practices. (ADA/Page 10-27)

9. The project will utilize reclaimed water that currently transects the property and is provided immediately adjacent to the property and phase out the current agricultural pumping operation. (SR2/Page 10-3). But, irrigation use shall be as described in Stipulation G.(2) above.

WASTEWATER MANAGEMENT

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

STORMWATER MANAGEMENT

1. The project's stormwater management system and reuse of reclaimed water for irrigation will be integrated into the project in a way that furthers SWFWMD's goal of maintaining minimum flows and levels for natural wetlands, as well as ensuring that surface and ground water quality during the after-development will meet or exceed all State and local water quality standards. (ADA/Page 10-26)

2. Control structures will be baffled to preclude the discharge of floatables and be provided with bleed down orifices or V-notches sized to the appropriate SWFWMD criteria. (ADA/Page 19-2)

3. Legal entities will be charged with the operation and maintenance of the stormwater system(s). The developer and/or his assigns, including possible purchasers of individual tracts, a community development or stewardship district, or lawfully created homeowners association(s), will assume the responsibility to manage the system at full development. (ADA/Page 19-3)

4. The Applicant will schedule a pre-application meeting with SWFWMD prior to initiating the stormwater design for the development, within which all of these regulatory requirements can be addressed. (SR1/Page 19-2 & SR2/Page 19-3)

TRANSPORTATION

1. No age restricted units are [/were] assumed in the project or in the transportation analysis. (SR1/Page 10-8)

2. The Applicant will commit to coordinate with MCAT [Manatee County Area Transit] at the time of development on the location and needs for bus stops and shelters along Moccasin Wallow and Erie Roads. (SR1/Page 10-13)

AIR QUALITY

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

AFFORDABLE HOUSING

1. Reserved.

POLICE & FIRE PROTECTION

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

RECREATION AND OPEN SPACE

1. The project's extensive recreation opportunities, including pedestrian nature trails/paths, sidewalks, and bike paths, will provide alternatives to the utilization of motor vehicles. (ADA/Page 10-27)

2. On-site parks and open space facilities will be maintained by an appropriate entity, such as a Community Development or Stewardship District or Homeowners Association. (ADA/Page 26-1)

3. The quantity of parks and the requirements to prepare a Parks Master Plan shall be specifically addressed within the Development Order. (SR2/Page 9-4)

4. The Applicant commits to up to 26 acres of parks to be contained within the project. Parrish Lakes will develop parks at a rate of 0.8 acres of park per 100 units. (SR2/Pages 26-1 & 26-2)

5. The Applicant will provide the frontage [along Erie Road for the Ellenton-Willow Trail]. The trail to be provided shall be consistent in width, and configuration as other projects along Erie Road. (SR2/Page 26-2)

HEALTH CARE

1. The Applicant will work with the County on any suitable cost sharing that may be required. This commitment was in association with the "cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services." Currently, the nearest EMS facility is approximately 4.5 miles away along US 301, at 12132 US 301 North, in Parrish. (SR1/Page 28-1/updated pursuant to new facility information)

2. The Applicant has acknowledged that "any approved gates or emergency access points within or to the project should be accessible to emergency service providers by a remote control, in accordance with Manatee County Ordinance No. 09-22." (SR2/Page 28-2)

ENERGY

1. Energy conservation methods to be used in the site planning process include provision of interconnected streets and sidewalks to promote walking and biking throughout the project to decrease vehicle dependency. Retail and office development will utilize energy efficient appliances, building insulation and technologies to increase energy efficiency. Energy efficient landscape design

principles to maximize the shading of structures, minimize evapotranspiration and microclimate control will be considered while meeting the required landscape code. (ADA/Page 29-3)

SECTION 7. LEGAL DESCRIPTION:

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' T O 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

SECTION 8. RESTRICTIONS ON DOWN-ZONING:

Prior to the buildout date of this Development Order, the County shall not down-zone or reduce the intensity or unit density permitted by this Development Order, unless the County can demonstrate that:

A. Substantial changes in the condition underlying the approval of the Order have occurred; or

B. The Order was based upon substantially inaccurate information provided by the` Developer*; or

C. The change is clearly established by the County* to be essential for the public health, safety, or welfare.

Any down-zoning or reduction in intensity or unit density shall be affected only through the usual and customary procedures required by statute or ordinance for change in local land development regulations.

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer* by this Order. The inclusion of this section is not to be construed as evidencing any present or foreseeable intent on the part of the County* to down-zone or alter the density of the Project*, but is included herein to comply with paragraph 380.06(15)(c)3, Florida Statutes.

SECTION 9. ORDER BINDING UPON DEVELOPER*:

This Order shall be binding upon the Developer*.

SECTION 10. NOTICE OF RECORDING:

The Developer* shall record a notice of adoption of this Order, as required pursuant to Chapter 380, Florida Statutes, and shall furnish Manatee County with a copy of the recorded notice.

SECTION 11. SEVERABILITY:

It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Development Order is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provision or portion shall be deemed null and void, but all remaining provisions and portions of this Development Order shall remain in full force and effect.

SECTION 12. EFFECTIVE DATE:

This Ordinance, Ordinance 26-15, shall become effective upon the filing of a certified copy of the executed Ordinance with the Department of State; and provided, however, that (a) the filing of a Notice of Appeal pursuant to Section 380.07, Florida Statutes, shall suspend development authorization granted for this Development Order until the resolution of the appeal.

ADOPTED AND APPROVED WITH A QUORUM PRESENT AND VOTING THIS 8th DAY OF OCTOBER 2026.

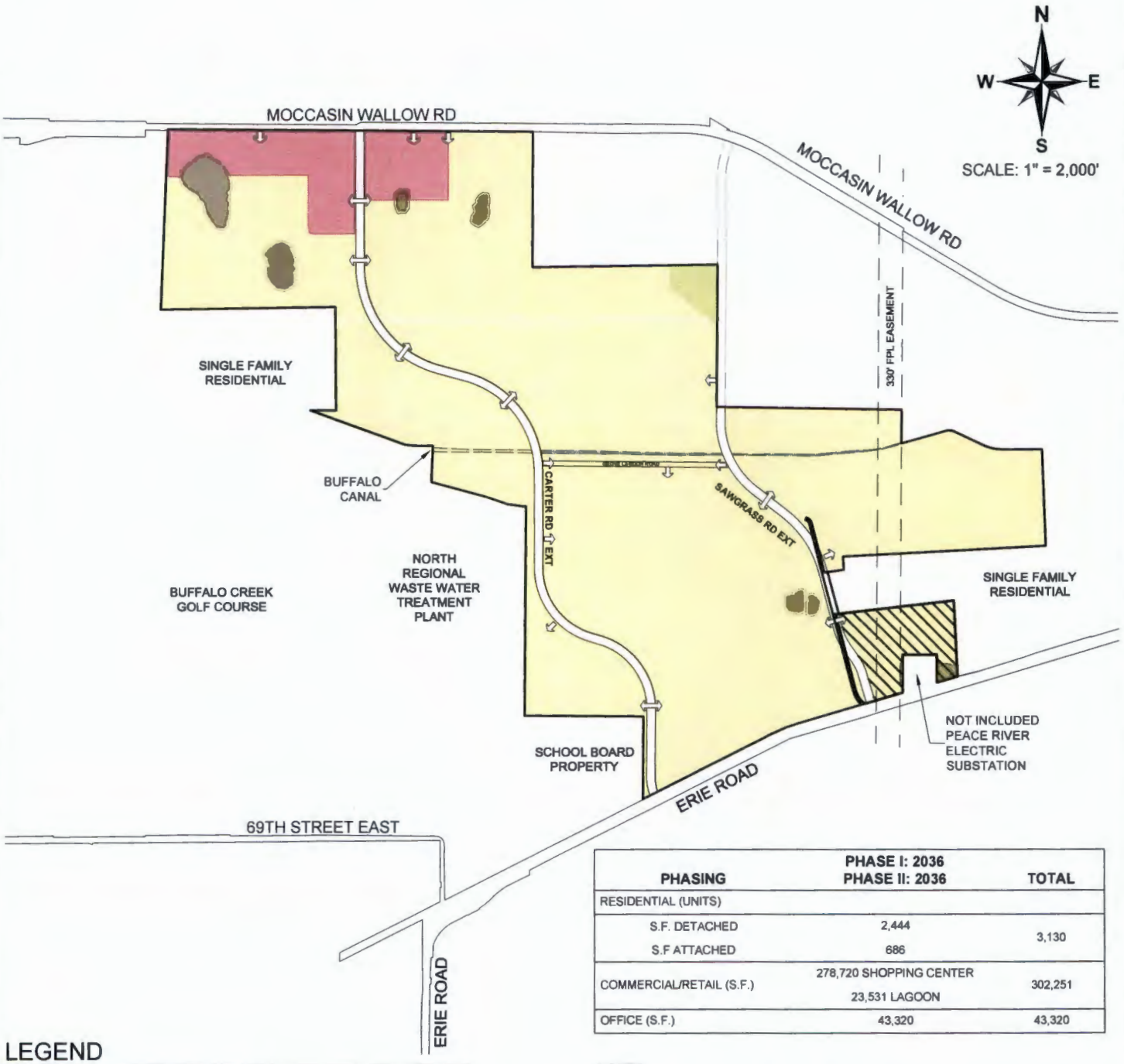
BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: _____
Chairperson

ATTEST: **ANGELINA COLONNESO**
Clerk of the Circuit Court

BY: _____
Deputy Clerk

EXHIBIT A



PHASING	PHASE I: 2036 PHASE II: 2036	TOTAL
RESIDENTIAL (UNITS)		
S.F. DETACHED	2,444	3,130
S.F ATTACHED	686	
COMMERCIAL/RETAIL (S.F.)	278,720 SHOPPING CENTER 23,531 LAGOON	302,251
OFFICE (S.F.)	43,320	43,320

LEGEND

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (+/- 64 ACRES)
- SINGLE FAMILY (+/-1,016.1 ACRES)
- WETLAND CONSERVATION AREA/BUFFALO CANAL (+/-19.8 ACRES)
- BUFFALO CANAL - "STREAMS & WATERWAYS" (+/-5.0 ACRES)
- PROPOSED RIGHT-OF-WAY (+/- 44.1 ACRES)
- UPLAND PRESERVATION AREA (+/- 6.0 ACRES)
- *RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER (+/- 35.3 ACRES)
- CONCEPTUAL ACCESS POINT

*NOTE: RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER IS INCLUDED AND PART OF SINGLE FAMILY RESIDENTIAL ACREAGE (+/- 1,016.1 ACRES)

NOTES:

1. LAND USE SHOWN MAY BE MODIFIED SUBJECT TO THE PROVISIONS OF THE LAND USE EQUIVALENCY MATRIX AS ADOPTED WITHIN THE DEVELOPMENT ORDER
2. LDC 350.4.A - PUBLIC EDUCATIONAL FACILITIES SHALL BE ALLOWABLE USES IN ALL ZONING DISTRICTS, EXCEPT HEAVY MANUFACTURING AND CONSERVATION ZONING DISTRICTS SUBJECT TO COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS SET FORTH IN THIS SECTION. PUBLIC EDUCATIONAL FACILITIES MAY BE ALLOWED IN HEAVY MANUFACTURING AND ZONING DISTRICTS AT THE DISCRETION OF THE COUNTY.

HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
813.250.3535

2400 N. FORSYTH 106
ORLANDO, FL 32807
407.362.5929

8340 CONSUMER CIRCLE
SARASOTA, FL 32807
941.377.9178

PARRISH LAKES DRI
MAP H

JOB NUMBER	DATE	PREPARED BY
23HAM0173	07/07/2026	RYAN MCCAFFREY

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 9, 2026

Angelina Colonneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-15, which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

Hannah Bishop

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Friday, October 9, 2026 4:32 PM
To: Hannah Bishop
Subject: Manatee County, FL Code of Ordinances - 1981(10428) - Manatee County, FL Land Development Code - 2016(12202) - Manatee County, FL Comprehensive Plan - 2017(15530)

Follow Up Flag: Follow up
Flag Status: Completed

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We have received your files.

Thank you very much.

Have a great day,

Ords Administrator
municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.



Powering and Empowering Local Governments

JPB

From: Hannah Bishop <Hannah.Bishop@ManateeClerk.com>
Sent: Friday, October 9, 2026 9:31 AM
To: countyordinances@dos.myflorida.com <countyordinances@dos.myflorida.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Manatee County Ordinance

Sender Full Name:	Hannah Bishop
Sender Phone number:	941-749-1800
County Name:	Manatee
Ordinance Number:	Ordinance 26-15

Adopted on October 8, 2026

Hannah Bishop
Deputy Clerk, Board Records Department

For Angelina "Angel" Colonneso, Esq.
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4181
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

To Protect the Public Trust through Integrity and Transparency

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APPROVED in Open Session
10/8/2026
Manatee County Board of County Commissioners

October 8, 2026 - Land Use Meeting

Subject

Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1

Amending and restating Ordinance No. 17-36 and rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact (DRI #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the Development Order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA).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).

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

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

ALTERNATIVE MOTIONS:

ADOPTION:

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 and in compliance with the applicable standards for review in the Land Development Code, Florida Statutes, subject to the conditions of

approval established in the Development Order, I move to APPROVE Ordinance 26-15 (fka 17-36), as recommended by the Planning Commission.

DENIAL:
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 and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Ordinance 26-15 (fka 17-36).

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.

• On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended approval. Member Bower was absent.

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.

September 17, 2026 – Planning Commission
- There were no public comments.
- Public Comments were entered into the record.

Background Discussion
• Request

This application proposes a revised Development of Regional Impact (Ordinance 17-36 DRI #28); to approve the following changes to Map H and the Development order to: 1) Revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251

square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) acknowledge a public educational facility and commercial/retail uses on parcel C-7 as permitted uses; 3) eliminate section 3.p (p1-p12) for affordable housing; 4) allow phase I and phase II buildout dates to be completed in 2036

o Specific Approval

None

o Conditions of Approval

There are multiple stipulations from several reviewing divisions. See Ordinance No. 26-15.

• General Information

o 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).

o Density/Intensity of Project

o Density*: 3.08 DU/GA (3,130 dwellings/1,016.1 acres)

(*) Residential density is calculated over residential project areas only.

o Intensity*: 0.12 FAR (246,750 square feet/2,787,840square 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-Ise (MU): Approximately 1,132 acres

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

• Land Use History

o 1990: The adopted Zoning Map shows the property within the General Agriculture (A) and Suburban Agriculture (A-1) Zoning Districts.

o 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.

o 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.
o 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.
o2024: 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
o 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.
o South: Agricultural zoning along with a Manatee County water treatment facility (PDPI-06-45) are located to the south
o East: Planned Development Residential comprises most of the zoning to the east of the site with two parcels of Agricultural zoning
o 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 DRI amendment may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

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.
• On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended approval. Member Bower was absent.

BOARD OF COUNTY COMMISSIONERS ACTION:

• On June 4, 2026, by a vote of 6-0, with District one seat vacant, the Board of County Commissioners voted to continue the public hearing to August 6, 2026, Board of County Commissioners Land Use Meeting.
• On August 6, 2026, Denise Greer Deputy Director continued the public hearing to no date set and to be readvertised.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

Public Comments:

• 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.

June 4, 2026 –Board of County Commissioners Land Use
- There were no public comments.
- Additional public comment was entered into the record.

August 6, 2026 –Board of County Commissioners Land Use
- There were no public comments.
- Additional public comment was entered into the record.

September 17, 2026 – Planning Commission
- There were no public comments.
- Public Comments were entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter #FY 25/26-0273 on April 15, 17, 20 and May 4, 2026.

Instructions to Board Records
Please ensure that the Chairman signs page 35 of the submitted clean version of the Ordinance.
Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 7, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates(dated 10/7/2026) for the meeting of 10/8/2026 9:00 AM - October 8, 2026 - Land Use Meeting

G. CONSENT AGENDA

Financial Management

Item 9. Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer - Revised Budget Resolution added.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 14. Ordinance No. 26-45 Petition to Amend the Boundaries of the Buckhead Trails II Community Development District by Contraction of Boundaries-Legislative-Allecia Henry, Planner I- District 1 - Revised attachment 1. Petition to amend district

boundaries Buckhead trails CDD and 2.Ord.26-45 Buckhead trails II CDD boundary amendment.

Item 25. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Countywide - Jay Stearman, Planner I - Added public comment.

K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

Item 19. Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1 - Added public comment.

Item 20. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1 - Added public comment.

L. REGULAR

Development Services

Item 22. Planning Commission Appointment - Choose two - Nicole Knapp, Director- Corrected applicants application to reflect Brad instead Brian.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 6, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates(dated 10/06/2026) for the meeting of10/8/2026 9:00 AM - October 8, 2026 - Land Use Meeting

E. AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamations

Item 1. Dr. Carlo Barbieri Day- TO BE DEFERRED TO OCTOBER 20, 2026.

G. CONSENT AGENDA

Development Services

Item 7. Approval of the 2027 Board of County Commissioners Meeting Calendar, Nicole Knapp, Development Services Director-This agenda item was updated to revise the 2027 draft calendar to correct the conference information for the FAC Conferences in June and September 2027 (in strikethrough/underline).

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 25. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Countywide - Jay Stearman, Planner I - Added to agenda from continuation on October 6, 2026 and added attachments 1-5.

K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

Item 19. Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1 - Revised Map H attached to agenda item and Ordinance and revised staff report.

Item 20. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1- Revised General Development Plan attached and revised staff report.

Q. COMMISSIONER AGENDA ITEMS

Commissioner Agenda Items
Item 24. Motion to direct staff to reduce the size of both Public Notice and Neighborhood Meeting Signs to the original size of 24” x 24” instead of the current 36” x 36”, and to bring back a revised Development Review Fee Schedule reducing the fee for the signs according to the direct cost associated with the smaller sign size. - Deferred to December 16, 2026 and added public comment.

Item 26. Administrator Contract - Added to agenda from continuation on October 6, 2026 and public comment.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Board of County Commissioners: October 8, 2026

ORDINANCE NO. 26-15 – PARRISH LAKES DRI #28 – PLN2408-0048

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance No. 17-36 and rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact (DRI #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the Development Order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka Stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC.; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

The Parrish Lakes DRI consists 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).

Planning Commission: 5/14/2026 and 9/17/2026

Board of County Commissioners: 6/4/2026, 8/6/2026 and 10/8/2026

ALTERNATIVE MOTIONS:

ADOPTION:

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 and in compliance with the applicable standards for review in the Land Development Code, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to APPROVE Ordinance 26-15 (fka 17-36), as recommended by the Planning Commission.

DENIAL:

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 and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Ordinance 26-15 (fka 17-36).

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.**
- **On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended approval. Member Bower was absent.**

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- **On June 4, 2026, by a vote of 6-0, with District one seat vacant, the Board of County Commissioners voted to continue the public hearing to August 6, 2026, Board of County Commissioners Land Use Meeting.**
- **On August 6, 2026, Denise Greer Deputy Director continued the public hearing to no date set and to be readvertised.**

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.**

June 4, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

August 6, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

September 17, 2026 – Planning Commission

- **There were no public comments.**
- **Public Comments were entered into the record.**

CASE SUMMARY

Case Number: **ORD 26-15 (fka 17-36) (PLN2408-0048)**

Case Name: **Parrish Lakes DRI #28 Amendment**

Applicant(s): **Marshall Robinson**

Agent: **Marshall Robinson**

Location: **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).**

Case Manager: **CJ Mills, Planner II**

REQUEST

The request is to modify Map H and the Development Order with the following changes: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility ("school") as a permitted use; 3) remove affordable housing conditions (fka stipulations) m.1 through m.12; and 4) align phase I and II buildout dates to 2036; revise the revisions to terminology and format, and clarification changes.

SURROUNDING LAND USES AND ZONING

- A mix of planned development residential, planned development mixed use, and agriculture zoning lie to the north of the site, as well as the Robinson Gateway DRI.
- Agricultural zoning along with a Manatee County water treatment facility are positions to the south of the site (PDPI-06-45).
- Planned development residential comprises most of the zoning to the east of the site with two parcels of agricultural zoning.
- Residential, public/semi-public, and agricultural zoning are positions to the west of the project site.

HISTORY

The original Zoning Ordinance PDMU-16-16(Z)(G) and Development Order 17-36 (DRI #28) were approved on October 5, 2017. Ordinance 17-36 approved an Application for Development Approval (ADA), currently known as a Local Development Agreement (LDA), which also approved a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses within specific ranges. In October 2011, with the approval of Ordinance No. 10-11, the Future Land Use Category (FLUC) was changed from Urban Fringe – 3 (UF-3) to Mixed Use (MU) while retaining approximately 23 acres of Public/Semi-Public 1 (P/SP-1) for a Florida Power and Light (FPL) easement.

The following amendments to the Parrish Lakes DRI Development Order were approved by the Board of County Commissioners:

- February 9, 2010, FLM, Inc. initially submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA) for 3,300 residential units; 400,000 square feet of retail; 50,000 square feet of office; and, approval of a Land Use Equivalency Matrix (LUEM) to allow conversion among various approved uses within specific ranges as legally described in Section 7, referred to as Parrish Lakes DRI, or the Project.

- October 12, 2010 the Board of County Commissioners approved an amendment (Ordinance 10-11) to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan for the project from the Urban Fringe-3 (UF-3) and Public/Semi-Public-1 (P/SP-1) FLUCs to the Mixed Use (MU) FLUC for approximately 1,132 acres and retaining the P/SP-1 FLUC for a 23-acre FPL easement.

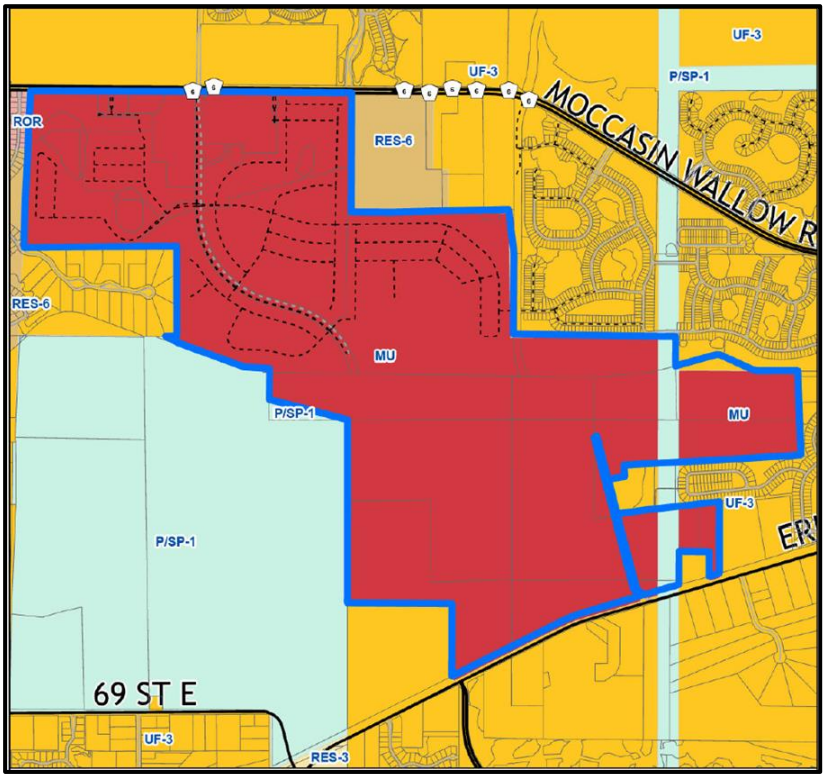
- September 7, 2017 the Board of County Commissioners approved the Application for Development Approval (ADA), Parrish Lakes DRI #28, Ordinance 17-36.

- October 5, 2017 the Board of County Commissioners approved Zoning Ordinance PDMU16-16(Z)(G) permitting a General Development Plan (GDP) for up to 3,300 residential dwelling units, 400,000 square feet of commercial entitlements, and 50,000 square feet of office space.

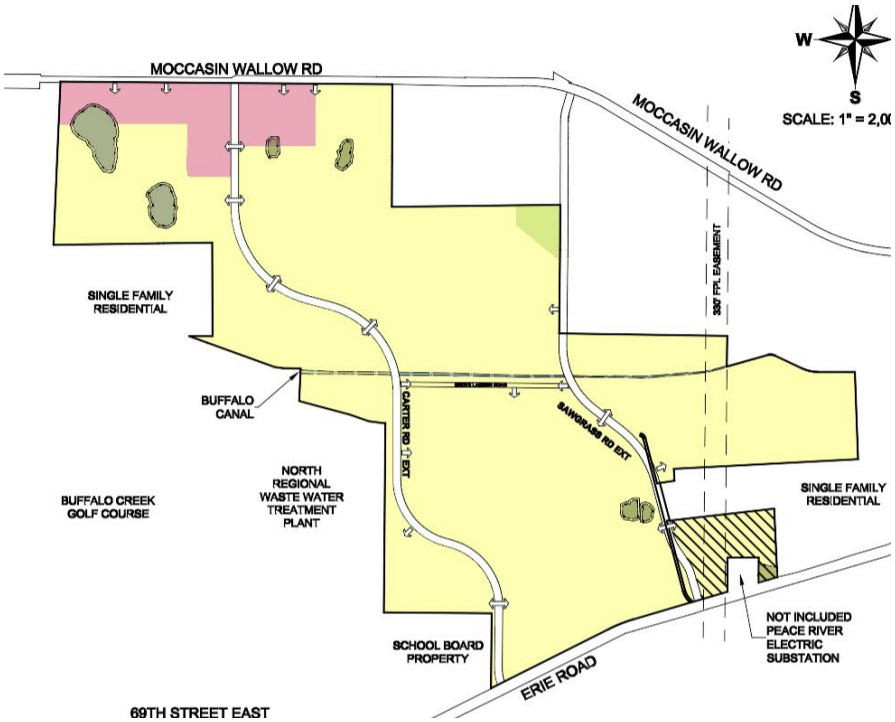
- June 16, 2022 the Board of County Commissioners approved an amendment to PDMU-16-16(Z)(G) with PDMU-16-16(G)(R) to: 1) revise the design standards to correct errors to the minimum single-family attached lot size for traditional design standards from 2,000 square feet to 2,200 square feet and to modify the minimum single-family attached lot size for conventional design standards from 2,500 square feet to 2,000 square feet; 2) modify required buffers width along Moccasin Wallow Road to be 30 feet when adjacent to residential and 25 feet when adjacent to commercial properties or projects; 3) update phasing and build-out dates to reflect previously granted legislative extensions; 4) amend conditions (fka stipulations) to reflect the approval of a LDA; 5) update the name of the developer; and 6) adjust access points to match current planned access points.

- June 6, 2024 the Board of County Commissioners approved an amendment to PDMU-16-16(G)(R) with PDMU-16-16(G)(R2) to: 1) increase the total number of residential units from 3,300 units to 3,401 units; 2) modify the composition of the residential product types, decreasing the number of multifamily units from 1,100 to 400, and increasing the number of single-family units from 2,200 units to 3,001 units; 3) reduce the commercial entitlements from 400,000 square feet to 260,000 square feet; 4) reduce the office entitlements from 50,000 square feet to 35,000 square feet; 5) remove the North Central Overlay standards; 6) increase the maximum height of commercial buildings from 35 feet (two stories) to 45 feet (three stories); 7) reduce the landscape buffer width from 50 feet to 30 feet adjacent to the thoroughfares; and (8) adjust access points to match current planned access points.

FLUC


UF-3
P/SP-1
UF-3
MOCCASIN WALLOW R
ROR
RES-6
RES-6
MU
P/SP-1
MU
UF-3
P/SP-1
69 ST E
UF-3
RES-3

MAP H


W
S
SCALE: 1" = 2,0
MOCCASIN WALLOW RD
MOCCASIN WALLOW RD
330' FPL EASEMENT
SINGLE FAMILY RESIDENTIAL
BUFFALO CANAL
CARTER RD EXT
SAWGRASS RD EXT
NORTH REGIONAL WASTE WATER TREATMENT PLANT
BUFFALO CREEK GOLF COURSE
SINGLE FAMILY RESIDENTIAL
SCHOOL BOARD PROPERTY
NOT INCLUDED PEACE RIVER ELECTRIC SUBSTATION
ERIE ROAD
69TH STREET EAST

STAFF DISCUSSION

LDC Section 312.6 - Neighborhood Workshops

The applicant held a neighborhood workshop on April 20, 2026. The application was submitted before the July 10, 2025 directive from the Department Director that mandated applicants to hold neighborhood workshops prior to application approval. Refer to accompanying GDP application for Land Development Code (LDC) Section 312.6 analysis.

Summary

The proposed amendment to the Development Order is accompanied by a revision to Zoning Ordinance PDMU-16-16(G)(R2) (PLN2408-0049).

The DRI amendment proposes the following:

1. Decrease number of residential entitlements from 3,401 to 3,130
   a. Revise the dwelling types to increase the number of detached units from 2,421 to 2,444, increase the number of attached units from 580 to 686, and decrease the number of multi-family units from 400 to zero
   b. Increase the total commercial entitlements from 260,000 square feet to 302,251 square feet
   c. Increase office entitlements from 35,000 to 43,320 square feet
   d. Align Phase I and II buildout dates to 2036

~~**TABLE 1. DEVELOPMENT TOTALS**~~

	~~Residential (units)~~		~~Retail (sq. ft.)~~	~~Office (sq. ft.)~~
	~~Single Family~~	~~Multifamily~~		
~~Phase 1 (2026)~~	~~900~~	~~600~~	~~250,000~~	~~0~~
~~Phase 2 (2036)~~	~~1,300~~	~~500~~	~~150,000~~	~~50,000~~
~~Total~~	~~2,200~~	~~1,100~~	~~400,000~~	~~50,000~~

TABLE 1: DEVELOPMENT TOTALS

PHASING: PHASE I – 2036 PHASE II - 2036			
Land Use	**Approved Entitlement**	**Change**	**Revised Entitlement**
Single-Family Detached (SFD)	2,421 units	+23 units	2,444 units
Single-Family Attached / Townhome (SFA)	580 units	+106 units	686 units
Multi-Family (MF)	400 units	-400 units	0 units
Total Residential	**3,401 units**	**(-271 units)**	**3,130 units**
Commercial / Retail	260,000 sf	+42,251 sf	302,251 sf
Office	35,000 sf	+8,320 sf	43,320 sf
Total Non-Residential	**295,000 sf**	**+50,571 sf**	**345,571 sf**

Analysis: Per the Land Use Equivalency Matrix (LUEM), the number of trips through this exchange of uses will not have a net increase on the previously approved trips for the project.

2. Remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12
   Analysis: The previous Development Order provided specific Affordable Housing Development Conditions as a voluntary housing mitigation program in lieu of analysis required by Florida Administrative Code (F.A.C.) 73-40-048. This housing mitigation condition provided for a commitment of at least 10% (330 units) of the approved dwellings as "affordable" or "workforce/essential worker" housing or be required to pay no more than $660,000 in total to the Manatee County Affordable Housing Program. The approval of HB 1151, Chapter 2018-158, repealed the affordable housing mitigation program requirement by placing responsibility on local governments for review. HB 1151 also repealed the requirement for DRIs to be reviewed by Regional Planning Councils (RPC) or Department of Economic Opportunities (DEO) and placed the onus on local government to review in accordance with their Comprehensive Plan and LDC. The applicant indicates that some of the affordable housing incentives are not available in this area; the new non-residential intensity does not provide a basis for affordable housing but is willing to work with the end user for possible affordable housing opportunities.

3. Allow Charter school as a permitted use and allow commercial uses in parcel C-7 (See Figure 1 below)
   Analysis: The proposed amendment includes the addition of a possible K-12 public charter school and commercial uses to be permitted in Parcel C-7. This parcel is approximately 35 acres and

was previously approved to allow a mixture of 282 dwelling units; it allowed for a gross density of 8 dwelling units per acre (DU/GA).

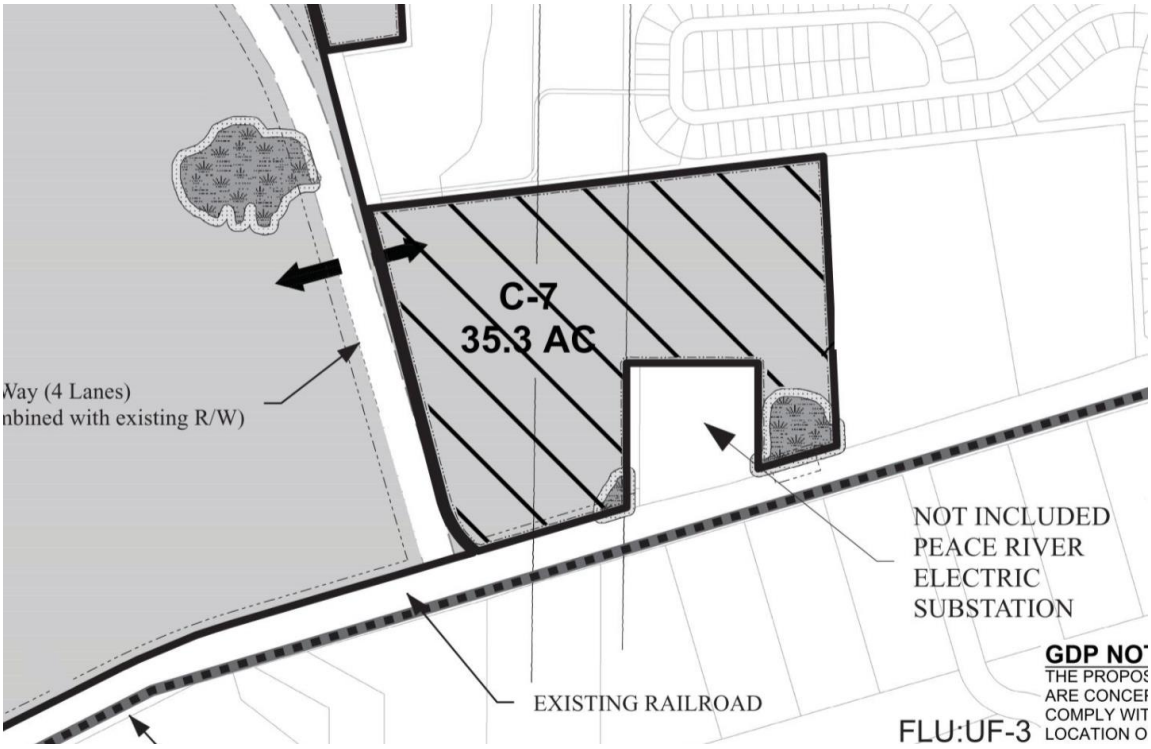
TABLE 2: LAND USE EQUIVALENCY MATRIX

CHANGE FROM: \ 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
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.

Analysis: The requested amendment will result in a zero net increase in trips generated.

Figure 1: Parcel C-7



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:**

The Applicant is seeking a modification to the Development Regional Impact (DRI) and submitted a Land Use Exchange Matrix (LUEM) to show the impacts potentially arising from the change in DRI.

The entitlements under the current DRI consist of:

- ✓ 2,200 single family dwelling units,
- ✓ 1,100 multifamily dwelling units,
- ✓ 440,000 square feet of retail, and
- ✓ 50,000 square feet of office

The entitlements under the proposed DRI will consist of:

- ✓ 2,444 single family dwelling units,
- ✓ 686 townhomes,
- ✓ 302,251 square feet of retail, and
- ✓ 43,320 square feet of office

The conclusion of the LUEM analysis indicates that the proposed change will not result in an increase in new external traffic impacts, and therefore, no changes to traffic mitigation are required.

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.

Access: As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes, CLOS-17-058 for Parrish Lakes DRI # 28 expires on 12/16/2039. Changes made to the GDP and DRI will be reflected in a revised CLOS.

TRAFFIC STUDY REQUIRED: Yes. The applicant prepared a trip generation comparison/LUEM.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with the preliminary site plan. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan

POSITIVE ASPECTS

- The changes proposed with this amendment maintains compatibility with surrounding residential uses.
- The amendment proposes a school within the project.
- The modification to the DRI will not result in an increase in new external traffic impacts. (Transportation)
-

NEGATIVE ASPECTS

- The potential impacts from the trips generated by the charter school are not included in the LUEM and therefore have not been analyzed with this application.

MITIGATING MEASURES

- A new traffic study for the school use shall be required at time of the school site plan submittal.

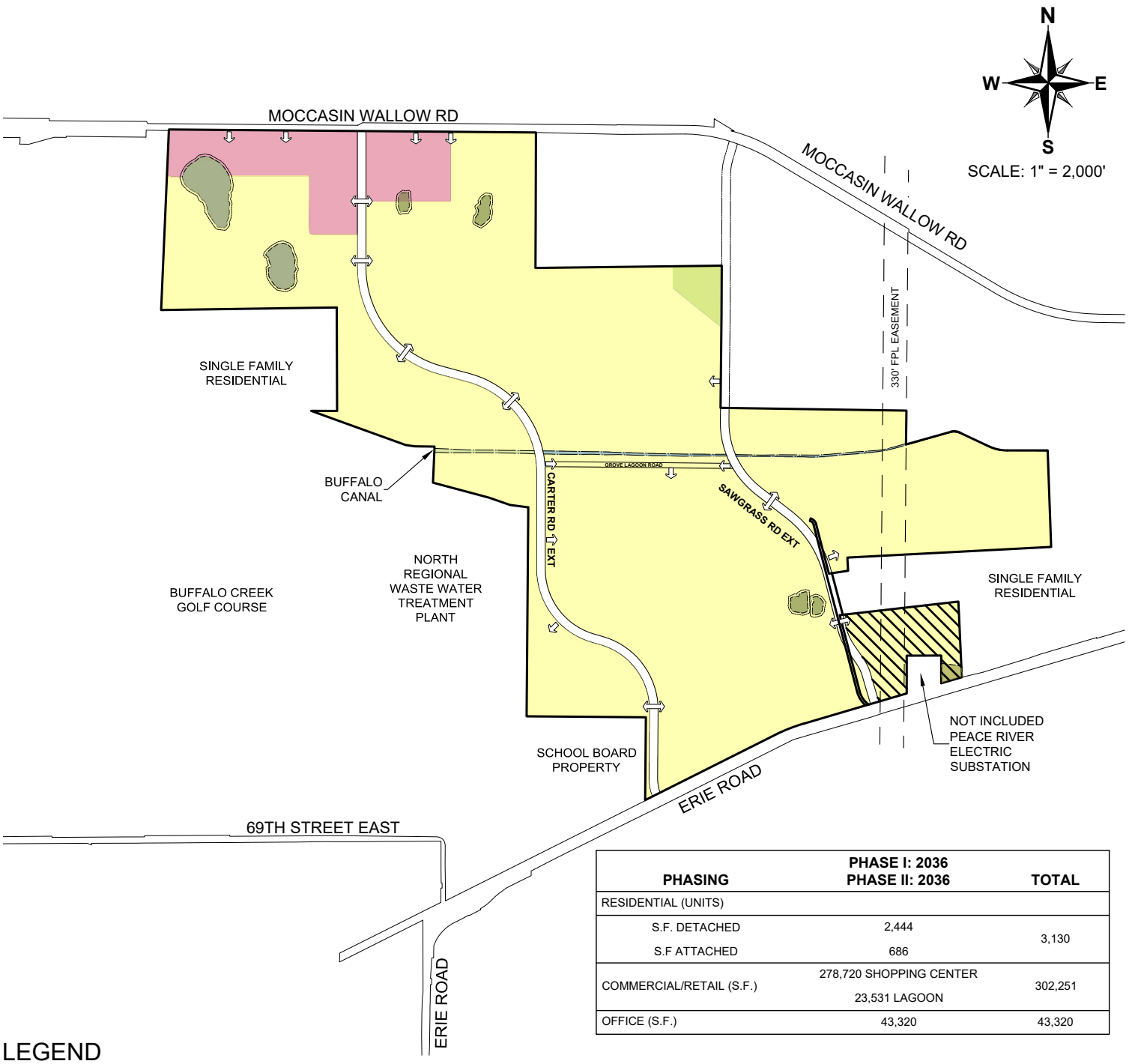
CONDITIONS OF APPROVAL (FKA STIPULATIONS)

See attached Ordinance

ATTACHMENTS:

1. **Staff Report Maps and Aerials**
2. **Revised Map H**
3. **Ordinance 26-15 Strikethrough/Underline format**
4. **Neighborhood Workshop Summary**
5. **Affidavit of Publishing**
6. **Public Comment**
7. **Utility Calculations**

EXHIBIT A



PHASING	PHASE I: 2036 PHASE II: 2036	TOTAL
RESIDENTIAL (UNITS)		
S.F. DETACHED	2,444	3,130
S.F ATTACHED	686	
COMMERCIAL/RETAIL (S.F.)	278,720 SHOPPING CENTER 23,531 LAGOON	302,251
OFFICE (S.F.)	43,320	43,320

LEGEND

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (+/- 64 ACRES)
- SINGLE FAMILY (+/-1,016.1 ACRES)
- WETLAND CONSERVATION AREA/BUFFALO CANAL (+/-19.8 ACRES)
- BUFFALO CANAL - "STREAMS & WATERWAYS" (+/-5.0 ACRES)
- PROPOSED RIGHT-OF-WAY (+/- 44.1 ACRES)
- UPLAND PRESERVATION AREA (+/- 6.0 ACRES)
- *RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER (+/- 35.3 ACRES)
- CONCEPTUAL ACCESS POINT

*NOTE: RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER IS INCLUDED AND PART OF SINGLE FAMILY RESIDENTIAL ACREAGE (+/- 1,016.1 ACRES)

NOTES:
1. LAND USE SHOWN MAY BE MODIFIED SUBJECT TO THE PROVISIONS OF THE LAND USE EQUIVALENCY MATRIX AS ADOPTED WITHIN THE DEVELOPMENT ORDER
2. LDC 350.4.A - PUBLIC EDUCATIONAL FACILITIES SHALL BE ALLOWABLE USES IN ALL ZONING DISTRICTS, EXCEPT HEAVY MANUFACTURING AND CONSERVATION ZONING DISTRICTS SUBJECT TO COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS SET FORTH IN THIS SECTION. PUBLIC EDUCATIONAL FACILITIES MAY BE ALLOWED IN HEAVY MANUFACTURING AND ZONING DISTRICTS AT THE DISCRETION OF THE COUNTY.

HAMILTON ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
813.250.3535

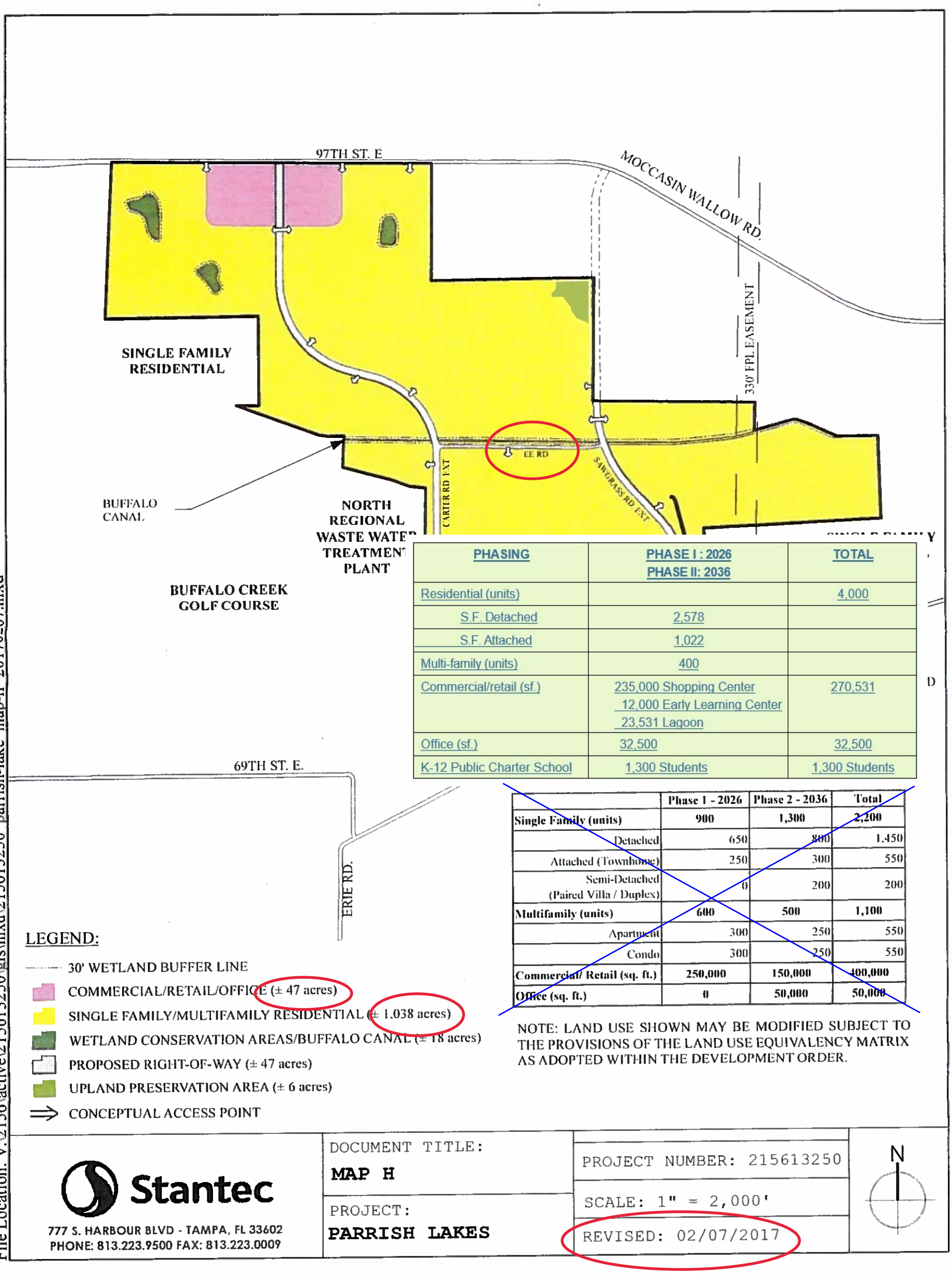
2400 N. FORSYTH 106
ORLANDO, FL 32807
407.362.5929

8340 CONSUMER CIRCLE
SARASOTA, FL 32807
941.377.9178

PARRISH LAKES DRI
MAP H

JOB NUMBER	DATE	PREPARED BY
23HAM0173	07/07/2026	RYAN MCCAFFREY

Exhibit A



PHASING	PHASE I : 2026 PHASE II: 2036	TOTAL
Residential (units)		4,000
S.F. Detached	2,578	
S.F. Attached	1,022	
Multi-family (units)	400	
Commercial/retail (sf.)	235,000 Shopping Center 12,000 Early Learning Center 23,531 Lagoon	270,531
Office (sf.)	32,500	32,500
K-12 Public Charter School	1,300 Students	1,300 Students

	Phase 1 - 2026	Phase 2 - 2036	Total
Single Family (units)	**900**	**1,300**	**2,200**
Detached	650	800	1,450
Attached (Townhome)	250	300	550
Semi-Detached (Paired Villa / Duplex)	0	200	200
Multifamily (units)	**600**	**500**	**1,100**
Apartment	300	250	550
Condo	300	250	550
Commercial/ Retail (sq. ft.)	**250,000**	**150,000**	**400,000**
Office (sq. ft.)	**0**	**50,000**	**50,000**

LEGEND:

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (± 47 acres)
- SINGLE FAMILY/MULTIFAMILY RESIDENTIAL (± 1,038 acres)
- WETLAND CONSERVATION AREAS/BUFFALO CANAL (± 18 acres)
- PROPOSED RIGHT-OF-WAY (± 47 acres)
- UPLAND PRESERVATION AREA (± 6 acres)
- CONCEPTUAL ACCESS POINT

NOTE: LAND USE SHOWN MAY BE MODIFIED SUBJECT TO THE PROVISIONS OF THE LAND USE EQUIVALENCY MATRIX AS ADOPTED WITHIN THE DEVELOPMENT ORDER.

Stantec
777 S. HARBOUR BLVD - TAMPA, FL 33602
PHONE: 813.223.9500 FAX: 813.223.0009

DOCUMENT TITLE: **MAP H**

PROJECT: **PARRISH LAKES**

PROJECT NUMBER: 215613250

SCALE: 1" = 2,000'

REVISED: 02/07/2017

N

File Location: V:\2156\active\215613250\gis\mxd\215613250_parrish-lake_map-h_20170207.mxd

Board of County Commissioners: October 8, 2026

ORDINANCE NO. 26-15 – PARRISH LAKES DRI #28 – PLN2408-0048

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance No. 17-36 and rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact (DRI #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the Development Order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka Stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC.; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

The Parrish Lakes DRI consists 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).

Planning Commission: 5/14/2026 and 9/17/2026

Board of County Commissioners: 6/4/2026, 8/6/2026 and 10/8/2026

ALTERNATIVE MOTIONS:

ADOPTION:

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 and in compliance with the applicable standards for review in the Land Development Code, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to APPROVE Ordinance 26-15 (fka 17-36), as recommended by the Planning Commission.

DENIAL:

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 and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Ordinance 26-15 (fka 17-36).

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.**
- **On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended approval. Member Bower was absent.**

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- **On June 4, 2026, by a vote of 6-0, with District one seat vacant, the Board of County Commissioners voted to continue the public hearing to August 6, 2026, Board of County Commissioners Land Use Meeting.**
- **On August 6, 2026, Denise Greer Deputy Director continued the public hearing to no date set and to be readvertised.**

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.**

June 4, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

August 6, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

September 17, 2026 – Planning Commission

- **There were no public comments.**
- **Public Comments were entered into the record.**

CASE SUMMARY

Case Number: **ORD 26-15 (fka 17-36) (PLN2408-0048)**

Case Name: **Parrish Lakes DRI #28 Amendment**

Applicant(s): **Marshall Robinson**

Agent: **Marshall Robinson**

Location: **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).**

Case Manager: **CJ Mills, Planner II**

REQUEST

The request is to modify Map H and the Development Order with the following changes: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility ("school") as a permitted use; 3) remove affordable housing conditions (fka stipulations) m.1 through m.12; and 4) align phase I and II buildout dates to 2036; revise the revisions to terminology and format, and clarification changes.

SURROUNDING LAND USES AND ZONING

- A mix of planned development residential, planned development mixed use, and agriculture zoning lie to the north of the site, as well as the Robinson Gateway DRI.
- Agricultural zoning along with a Manatee County water treatment facility are positions to the south of the site (PDPI-06-45).
- Planned development residential comprises most of the zoning to the east of the site with two parcels of agricultural zoning.
- Residential, public/semi-public, and agricultural zoning are positions to the west of the project site.

HISTORY

The original Zoning Ordinance PDMU-16-16(Z)(G) and Development Order 17-36 (DRI #28) were approved on October 5, 2017. Ordinance 17-36 approved an Application for Development Approval (ADA), currently known as a Local Development Agreement (LDA), which also approved a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses within specific ranges. In October 2011, with the approval of Ordinance No. 10-11, the Future Land Use Category (FLUC) was changed from Urban Fringe – 3 (UF-3) to Mixed Use (MU) while retaining approximately 23 acres of Public/Semi-Public 1 (P/SP-1) for a Florida Power and Light (FPL) easement.

The following amendments to the Parrish Lakes DRI Development Order were approved by the Board of County Commissioners:

- February 9, 2010, FLM, Inc. initially submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA) for 3,300 residential units; 400,000 square feet of retail; 50,000 square feet of office; and, approval of a Land Use Equivalency Matrix (LUEM) to allow conversion among various approved uses within specific ranges as legally described in Section 7, referred to as Parrish Lakes DRI, or the Project.

- October 12, 2010 the Board of County Commissioners approved an amendment (Ordinance 10-11) to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan for the project from the Urban Fringe-3 (UF-3) and Public/Semi-Public-1 (P/SP-1) FLUCs to the Mixed Use (MU) FLUC for approximately 1,132 acres and retaining the P/SP-1 FLUC for a 23-acre FPL easement.

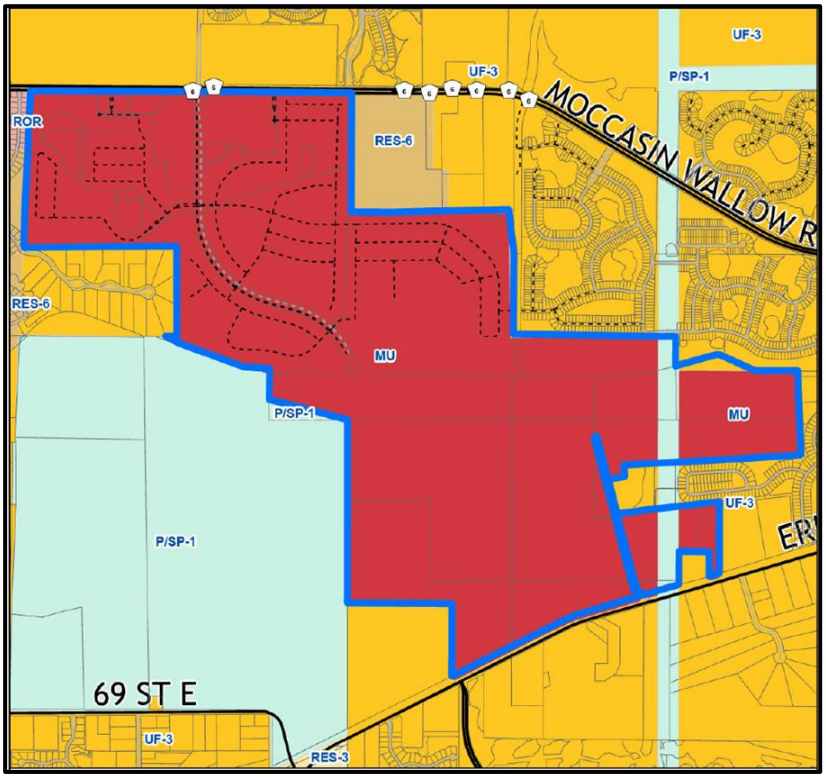
- September 7, 2017 the Board of County Commissioners approved the Application for Development Approval (ADA), Parrish Lakes DRI #28, Ordinance 17-36.

- October 5, 2017 the Board of County Commissioners approved Zoning Ordinance PDMU16-16(Z)(G) permitting a General Development Plan (GDP) for up to 3,300 residential dwelling units, 400,000 square feet of commercial entitlements, and 50,000 square feet of office space.

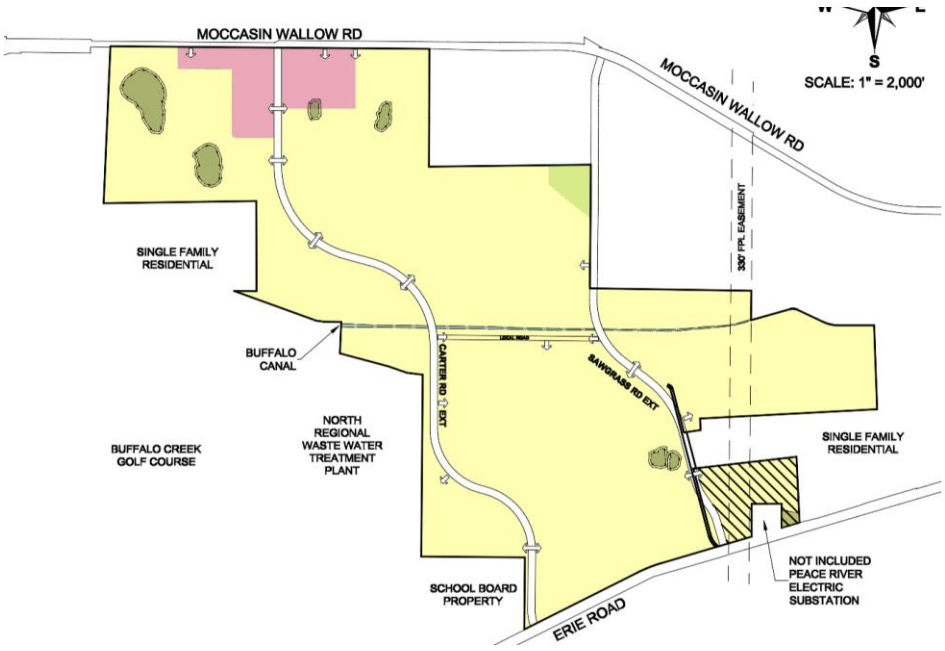
- June 16, 2022 the Board of County Commissioners approved an amendment to PDMU-16-16(Z)(G) with PDMU-16-16(G)(R) to: 1) revise the design standards to correct errors to the minimum single-family attached lot size for traditional design standards from 2,000 square feet to 2,200 square feet and to modify the minimum single-family attached lot size for conventional design standards from 2,500 square feet to 2,000 square feet; 2) modify required buffers width along Moccasin Wallow Road to be 30 feet when adjacent to residential and 25 feet when adjacent to commercial properties or projects; 3) update phasing and build-out dates to reflect previously granted legislative extensions; 4) amend conditions (fka stipulations) to reflect the approval of a LDA; 5) update the name of the developer; and 6) adjust access points to match current planned access points.

- June 6, 2024 the Board of County Commissioners approved an amendment to PDMU-16-16(G)(R) with PDMU-16-16(G)(R2) to: 1) increase the total number of residential units from 3,300 units to 3,401 units; 2) modify the composition of the residential product types, decreasing the number of multifamily units from 1,100 to 400, and increasing the number of single-family units from 2,200 units to 3,001 units; 3) reduce the commercial entitlements from 400,000 square feet to 260,000 square feet; 4) reduce the office entitlements from 50,000 square feet to 35,000 square feet; 5) remove the North Central Overlay standards; 6) increase the maximum height of commercial buildings from 35 feet (two stories) to 45 feet (three stories); 7) reduce the landscape buffer width from 50 feet to 30 feet adjacent to the thoroughfares; and (8) adjust access points to match current planned access points.

FLUC


UF-3
P/SP-1
MOCCASIN WALLOW R
ROR
RES-6
RES-6
MU
P/SP-1
MU
UF-3
P/SP-1
69 ST E
UF-3
RES-3

MAP H


MOCCASIN WALLOW RD
MOCCASIN WALLOW RD
S
SCALE: 1" = 2,000'
SINGLE FAMILY RESIDENTIAL
BUFFALO CANAL
CARTER RD EXT
SAWGRASS RD EXT
330' FPL EASEMENT
BUFFALO CREEK GOLF COURSE
NORTH REGIONAL WASTE WATER TREATMENT PLANT
SINGLE FAMILY RESIDENTIAL
SCHOOL BOARD PROPERTY
NOT INCLUDED PEACE RIVER ELECTRIC SUBSTATION
ERIE ROAD

STAFF DISCUSSION

LDC Section 312.6 - Neighborhood Workshops

The applicant held a neighborhood workshop on April 20, 2026. The application was submitted before the July 10, 2025 directive from the Department Director that mandated applicants to hold neighborhood workshops prior to application approval. Refer to accompanying GDP application for Land Development Code (LDC) Section 312.6 analysis.

Summary

The proposed amendment to the Development Order is accompanied by a revision to Zoning Ordinance PDMU-16-16(G)(R2) (PLN2408-0049).

The DRI amendment proposes the following:

1. Decrease number of residential entitlements from 3,401 to 3,130
   a. Revise the dwelling types to increase the number of detached units from 2,421 to 2,444, increase the number of attached units from 580 to 686, and decrease the number of multi-family units from 400 to zero
   b. Increase the total commercial entitlements from 260,000 square feet to 302,251 square feet
   c. Increase office entitlements from 35,000 to 43,320 square feet
   d. Align Phase I and II buildout dates to 2036

~~**TABLE 1. DEVELOPMENT TOTALS**~~

	~~Residential (units)~~		~~Retail (sq. ft.)~~	~~Office (sq. ft.)~~
	~~Single Family~~	~~Multifamily~~		
~~Phase 1 (2026)~~	~~900~~	~~600~~	~~250,000~~	~~0~~
~~Phase 2 (2036)~~	~~1,300~~	~~500~~	~~150,000~~	~~50,000~~
~~Total~~	~~2,200~~	~~1,100~~	~~400,000~~	~~50,000~~

TABLE 1: DEVELOPMENT TOTALS

PHASING: PHASE I – 2036 PHASE II - 2036			
Land Use	**Approved Entitlement**	**Change**	**Revised Entitlement**
Single-Family Detached (SFD)	2,421 units	+23 units	2,444 units
Single-Family Attached / Townhome (SFA)	580 units	+106 units	686 units
Multi-Family (MF)	400 units	-400 units	0 units
Total Residential	**3,401 units**	**(-271 units)**	**3,130 units**
Commercial / Retail	260,000 sf	+42,251 sf	302,251 sf
Office	35,000 sf	+8,320 sf	43,320 sf
Total Non-Residential	**295,000 sf**	**+50,571 sf**	**345,571 sf**

Analysis: Per the Land Use Equivalency Matrix (LUEM), the number of trips through this exchange of uses will not have a net increase on the previously approved trips for the project.

2. Remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12
   Analysis: The previous Development Order provided specific Affordable Housing Development Conditions as a voluntary housing mitigation program in lieu of analysis required by Florida Administrative Code (F.A.C.) 73-40-048. This housing mitigation condition provided for a commitment of at least 10% (330 units) of the approved dwellings as "affordable" or "workforce/essential worker" housing or be required to pay no more than $660,000 in total to the Manatee County Affordable Housing Program. The approval of HB 1151, Chapter 2018-158, repealed the affordable housing mitigation program requirement by placing responsibility on local governments for review. HB 1151 also repealed the requirement for DRIs to be reviewed by Regional Planning Councils (RPC) or Department of Economic Opportunities (DEO) and placed the onus on local government to review in accordance with their Comprehensive Plan and LDC. The applicant indicates that some of the affordable housing incentives are not available in this area; the new non-residential intensity does not provide a basis for affordable housing but is willing to work with the end user for possible affordable housing opportunities.

3. Allow Charter school as a permitted use and allow commercial uses in parcel C-7 (See Figure 1 below)
   Analysis: The proposed amendment includes the addition of a possible K-12 public charter school and commercial uses to be permitted in Parcel C-7. This parcel is approximately 35 acres and was previously approved to allow a mixture of 282 dwelling units; it allowed for a gross density of 8 dwelling units per acre (DU/GA).

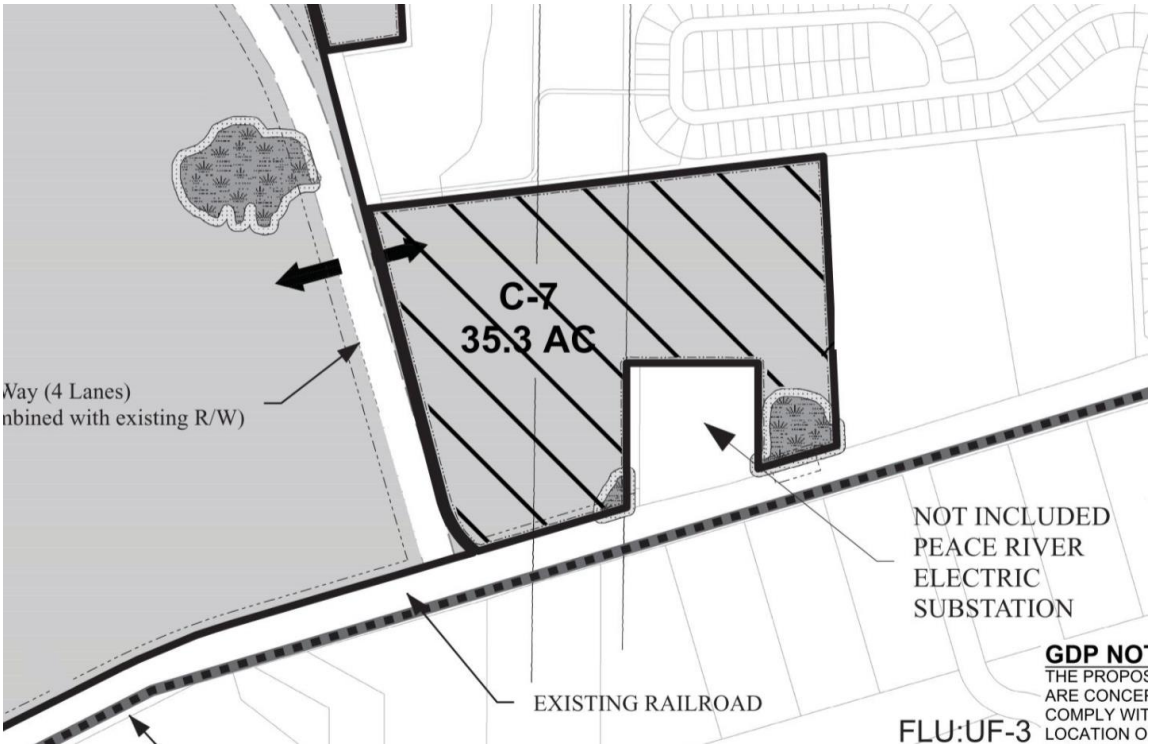
TABLE 2: LAND USE EQUIVALENCY MATRIX

CHANGE FROM: \ 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
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.

Analysis: The requested amendment will result in a zero net increase in trips generated.

Figure 1: Parcel C-7



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:** The Applicant is seeking a modification to the Development Regional Impact (DRI) and submitted a Land Use Exchange Matrix (LUEM) to show the impacts potentially arising from the change in DRI.

The entitlements under the current DRI consist of:

- ✓ 2,200 single family dwelling units,
- ✓ 1,100 multifamily dwelling units,
- ✓ 440,000 square feet of retail, and
- ✓ 50,000 square feet of office

The entitlements under the proposed DRI will consist of:

- ✓ 2,444 single family dwelling units,
- ✓ 686 townhomes,
- ✓ 302,251 square feet of retail, and
- ✓ 43,320 square feet of office

The conclusion of the LUEM analysis indicates that the proposed change will not result in an increase in new external traffic impacts, and therefore, no changes to traffic mitigation are required.

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.

Access: As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes, CLOS-17-058 for Parrish Lakes DRI # 28 expires on 12/16/2039. Changes made to the GDP and DRI will be reflected in a revised CLOS.

TRAFFIC STUDY REQUIRED: Yes. The applicant prepared a trip generation comparison/LUEM.

OTHER CONCURRENCY COMPONENTS

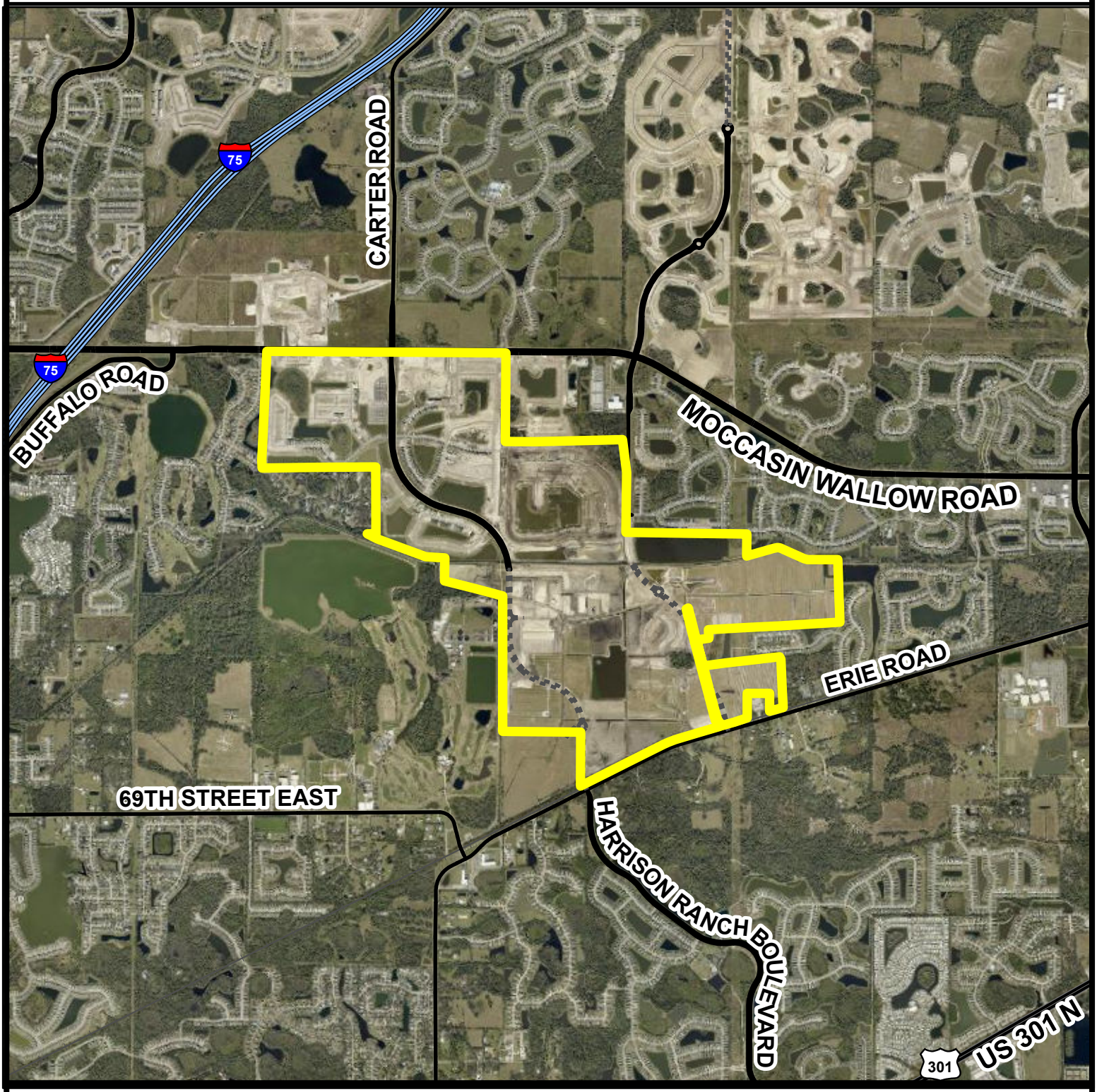
Solid waste landfill capacity and preliminary drainage intent have been reviewed with the preliminary site plan. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan

POSITIVE ASPECTS
• The changes proposed with this amendment maintains compatibility with surrounding residential uses. • The amendment proposes a school within the project. • The modification to the DRI will not result in an increase in new external traffic impacts. (Transportation) •
NEGATIVE ASPECTS
• The potential impacts from the trips generated by the charter school are not included in the LUEM and therefore have not been analyzed with this application.
MITIGATING MEASURES
• A new traffic study for the school use shall be required at time of the school site plan submittal.
CONDITIONS OF APPROVAL (FKA STIPULATIONS)
See attached Ordinance

ATTACHMENTS:

1. **Staff Report Maps and Aerials**
2. **Revised Map H**
3. **Ordinance 26-15 Strikethrough/Underline format**
4. **Neighborhood Workshop Summary**
5. **Affidavit of Publishing**
6. **Public Comment**
7. **Utility Calculations**

AERIAL



Parcel ID #(s) Multiple

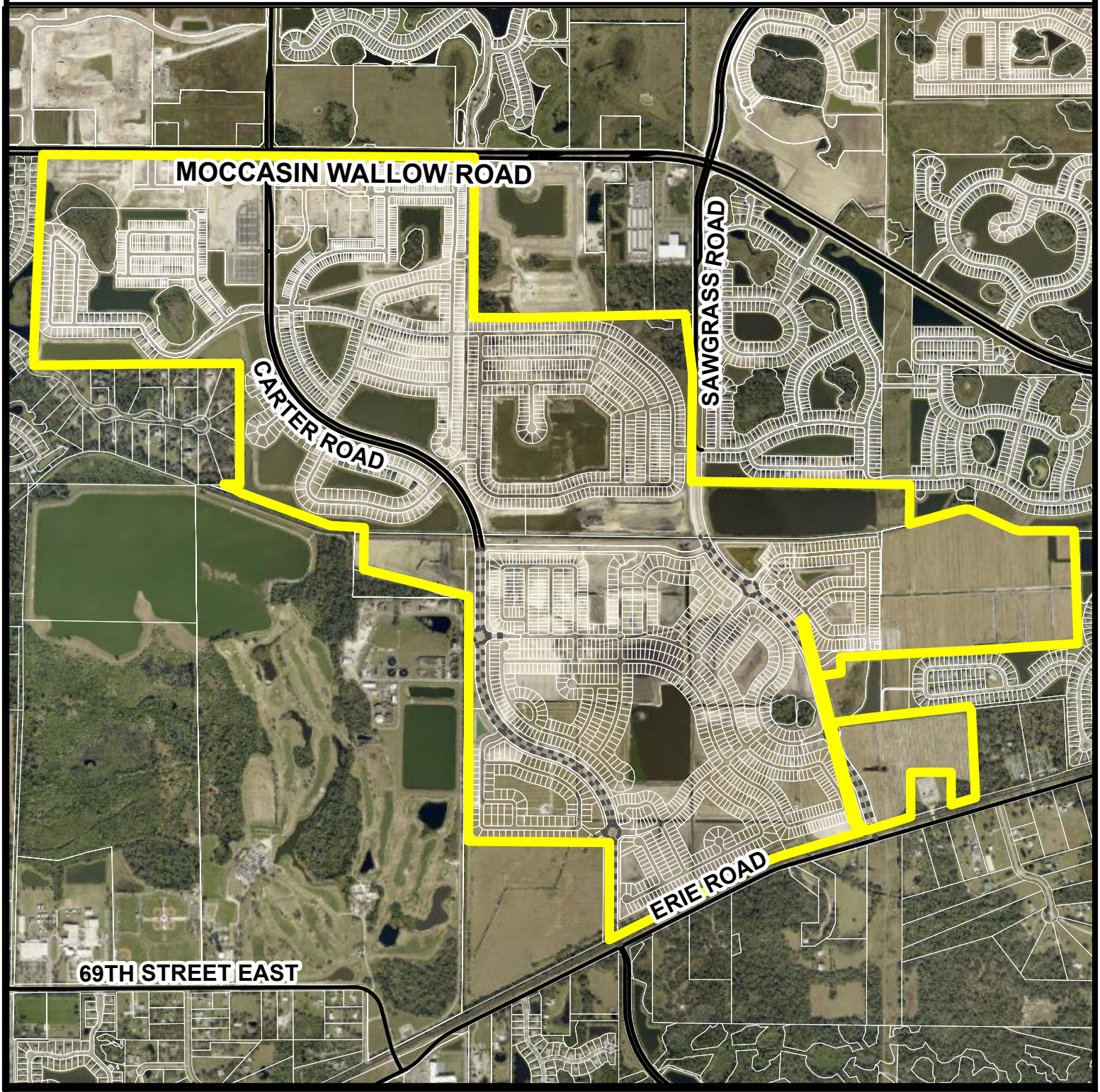
Project Name: Parrish Lakes DRI # 28 Amendment
Project #: ORD-26-15
Accela #: PLN2408-0048

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

Manatee County
Staff Report Map
Map Prepared 9 / 2026

AERIAL



Parcel ID #(s) Multiple

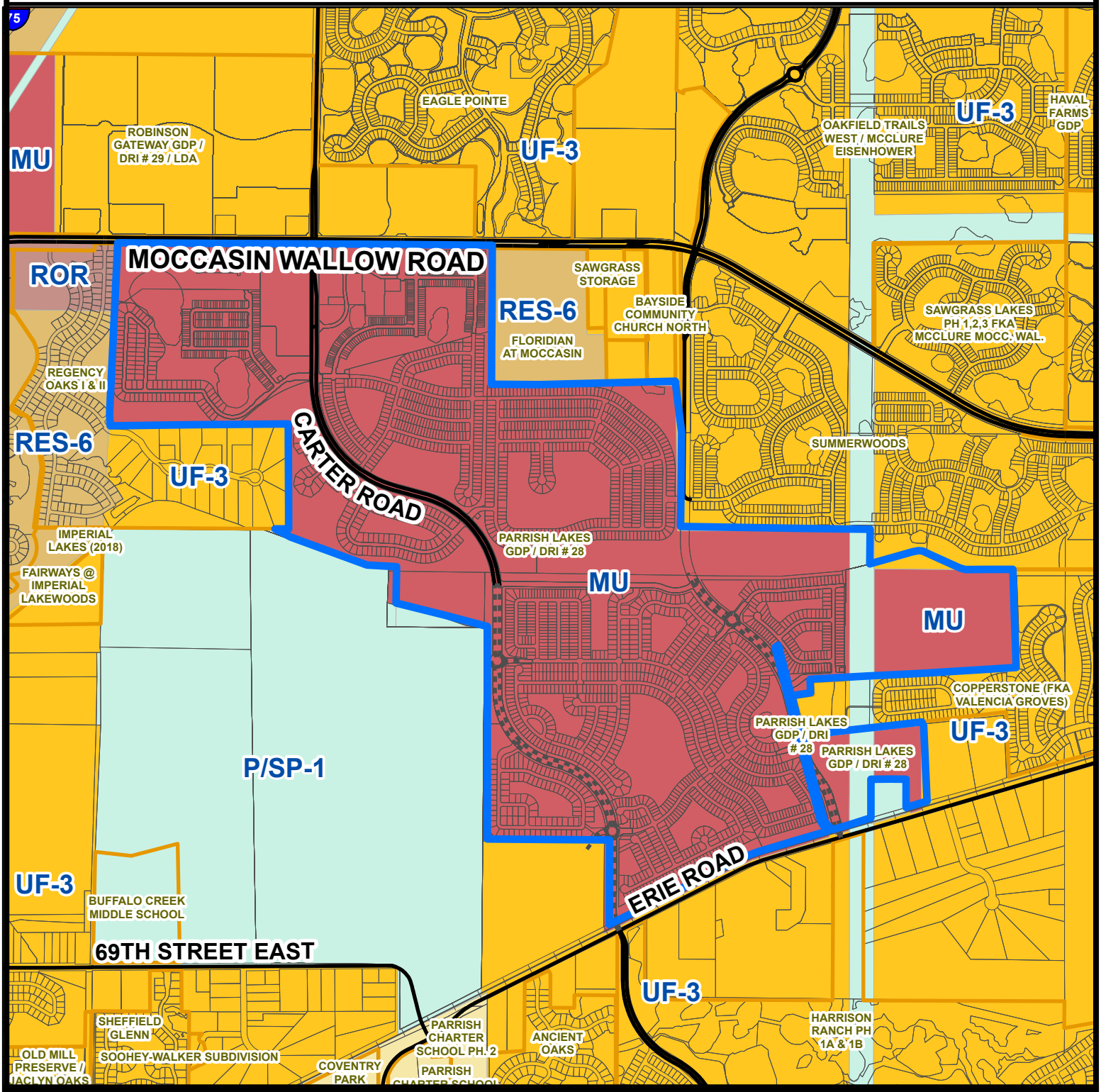
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Project #: ORD-26-15
Accela #: PLN2408-0048

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

Manatee County
Staff Report Map
Map Prepared 9 / 2026

FUTURE LAND USE



Parcel ID #(s) Multiple

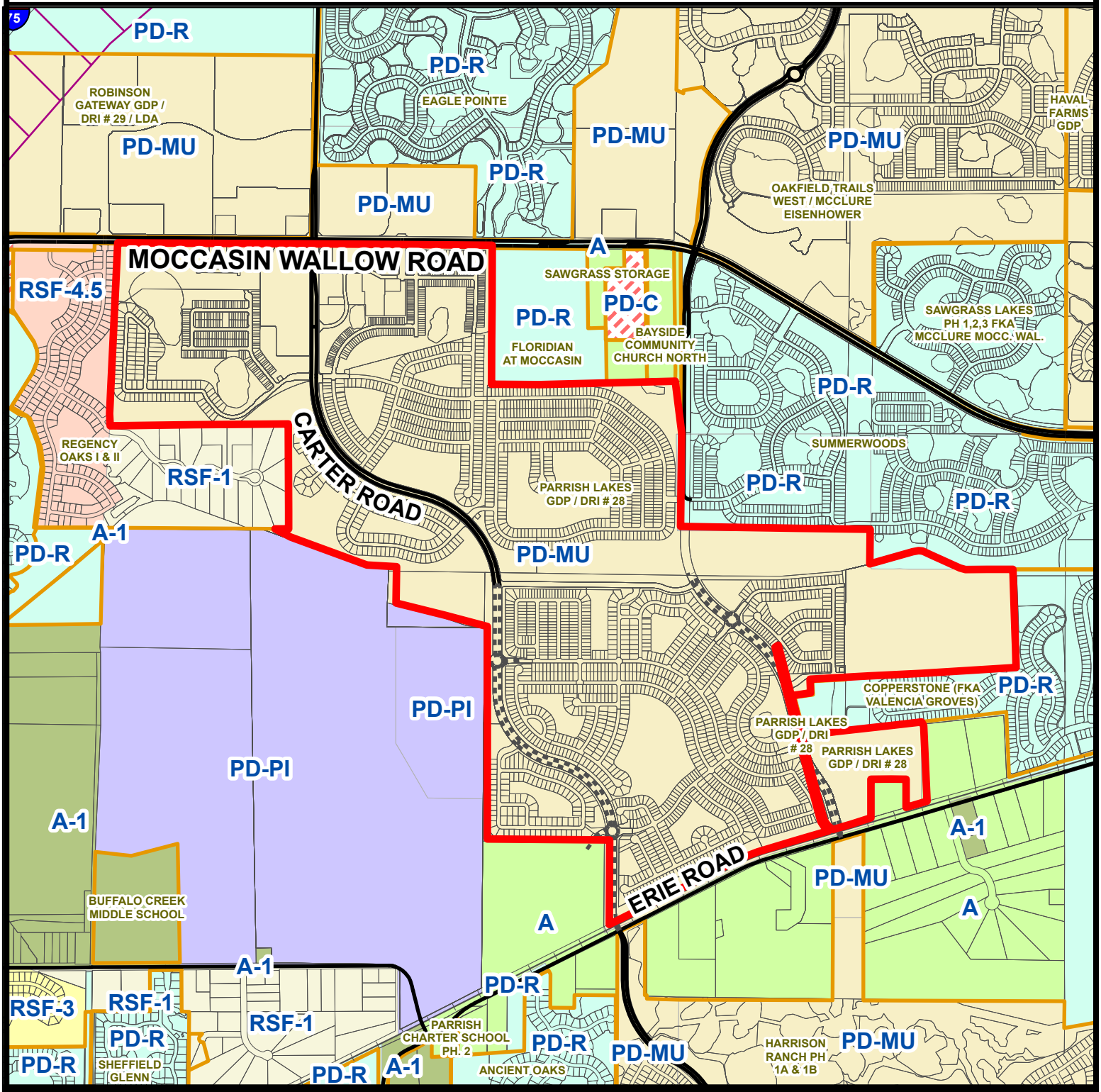
Project Name: Parrish Lakes DRI # 28 Amendment
Project #: ORD-26-15
Accela #: PLN2408-0048

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

Manatee County
Staff Report Map
Map Prepared 9 / 2026

ZONING



Parcel ID #(s) Multiple

Project Name: Parrish Lakes DRI # 28 Amendment
Project #: ORD-26-15
Accela #: PLN2408-0048

S/T/R: 24 33S 18E
Acreage: 1,155.0
Existing Zoning: PD-MU, PD-R
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: Vacant

Manatee County
Staff Report Map
Map Prepared 9 / 2026

ORDINANCE ~~17-36~~ 26-15
PARRISH LAKES DRI #28 (aka TBRPC DRI #269) – PLN2408-0048

~~AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RENDERING A DEVELOPMENT ORDER PURSUANT TO CHAPTER 380.06, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL* (ADA*), FILED BY FLM, INC.; ALSO KNOWN AS TAMPA BAY REGIONAL PLANNING COUNCIL (TBRPC) DRI #269; PROVIDING FOR DEVELOPMENT RIGHTS, CONDITIONS, AND OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.~~

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. 17-36 AND RENDERING AN AMENDED AND RESTATED DEVELOPMENT ORDER PURSUANT TO CHAPTER 380.06, FLORIDA STATUTES, FOR THE PARRISH LAKES DEVELOPMENT OF REGIONAL IMPACT (DRI #28/TBRPC DRI #269); APPROVING AMENDMENTS TO MAP H, TABLE 1 (DEVELOPMENT TOTALS), AND THE DEVELOPMENT ORDER TO: 1) REFLECT A REVISED DEVELOPMENT CONSISTING OF 2,444 SINGLE-FAMILY DETACHED UNITS, 686 SINGLE-FAMILY ATTACHED/TOWNHOME UNITS, ZERO MULTI-FAMILY UNITS, 302,251 SQUARE FEET OF COMMERCIAL/RETAIL USES, AND 43,320 SQUARE FEET OF OFFICE USES; 2) INCLUDE A PUBLIC EDUCATIONAL FACILITY AS A PERMITTED USE; 3) REMOVE AFFORDABLE HOUSING CONDITIONS (FKA STIPULATIONS) M.1 THROUGH M.12; AND 4) ALIGN PHASE I AND II BUILDOUT DATES TO 2036; ON AN APPLICATION FOR AN AMENDED DEVELOPMENT APPROVAL (ADA), FILED BY FLM, INC., HAWK PARRISH LAKES, LLC., CNL PARRISH LAKES EAST, LLC., AND CNL PARRISH LAKES WEST, LLC.; PROVIDING FOR DEVELOPMENT RIGHTS, CONDITIONS, AND OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on February 9, 2010, FLM, Inc. submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA*) for 3,300 residential units; 400,000 square feet of retail; 50,000 square feet of office; with approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses within specific ranges; as legally described in Section 7, referred to as Parrish Lakes DRI, or the Project*; and

~~**WHEREAS,** the Project* is proposed in two phases: Phase 1 with a buildout date of 2026; Phase 2 with a buildout date of 2036;~~

~~**WHEREAS,** Specific approval is requested for both Phase 1 and Phase 2 and;~~

WHEREAS, on October 12, 2010 the Board of County Commissioners approved an amendment to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan for the project from the Urban Fringe-3 (UF-3) and Public/Semi-Public-1 (P/SP-1) Future Land Use Classifications to the Mixed Use (MU) Future Land Use Classification for approximately 1,132 ± acres and retaining the P/SP-1 Future Land Use Classification for an FPL easement for 23± acres, by adoption of Ordinance 10-11;

WHEREAS, the described Project* lies within the unincorporated area of Manatee County; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes, has the statutory authority to consider and approve Development Order for a DRI; and

WHEREAS, the public notice requirements of Manatee County and Section 380.06, Florida Statutes, have been adhered to and satisfied; and

~~**WHEREAS,** the Manatee County Planning Commission after due public notice, held a public hearing on 08/10/2017, to consider the Parrish Lakes DRI and found the Parrish Lakes DRI to be consistent with the Manatee County Comprehensive Plan, the Manatee County Land Development Code, Section 380.06, Florida Statutes, and Rule 73C-40, FAC, subject to the conditions of approval established in this development order and recommend Specific Approval of Phase 1 and Phase 2 of DRI #28 (TBRPC DRI #269); and~~

~~**WHEREAS,** the Board of County Commissioners has received and considered the report and recommendation of the Tampa Bay Regional Planning Council (TBRPC); the Planning Commission, and the Planning Staff; and~~

WHEREAS, the Board of County Commissioners approved ~~held a duly noticed public hearing on 09/07/2017 on~~ Ordinance 17-36 ~~and has solicited, received, and considered all testimony reports, comments, evidence, and recommendations from interested citizens, County agencies, the applicant,~~ and the review and report of the Manatee County Planning Department.

WHEREAS, on July 22, 2024, the Developer submitted a Development of Regional Impact

(DRI) Amendment Application for Development Approval (ADA*) to approve amendments to Map H, Table 1 (development totals), 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; 4) include a public educational facility as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; 6) remove "EE" Road from Map H and replace with local road; 7) and align Phase I and II buildout dates to 2036; and

WHEREAS, on July 1, 2026, the Developer submitted a revision to the previously submitted DRI amendment submitted on July 22, 2024 to 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka stipulations) m.1 through m.12; and 4) align phase i and ii buildout dates to 2036; as legally described in Section 7, referred to as Parrish Lakes DRI, or the Project*; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on (insert date), to consider the Parrish Lakes DRI Amendment to amend and replace Ordinance 17-36 and found the Parrish Lakes DRI amendments to the Development Order and Map H to be consistent with the Manatee County Comprehensive Plan, the Manatee County Land Development Code, , FAC, subject to the conditions of approval established in this development order and of DRI #28 (TBRPC DRI #269); and

WHEREAS, the Board of County Commissioners held a duly noticed public hearing on (insert date) on amendments to the DRI Development Order and Map H (Exhibit A) to amend and replace Ordinance 17-36 as amended, and has solicited, received, and considered all testimony, reports, comments, evidence, and recommendations from interested citizens, County and the Developer, as well as the review and report of the Manatee County Development Services Department.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

SECTION 1. FINDINGS OF FACT.

~~The Board of County Commissioners, after considering the testimony, evidence, documentation, ADA* (with sufficiency responses), the recommendation and findings of the Planning Commission, and all other matters presented to the Board of County Commissioners at the public hearing, hereby makes the following findings of fact:~~ The Board of County Commissioners, after considering the testimony, evidence, documentation, application to amend and restate Ordinance No. 17-36 and Map H, the companion GDP/Zoning Ordinance amendment, the recommendation and findings of the Planning Commission, and all other matters presented to the Board of County Commissioners at the public hearing, hereby makes the following findings of fact:

A. All "WHEREAS" clauses preceding Section 1 of this Ordinance are adopted as findings of fact.

B. ~~An application has been submitted to Manatee County and is being processed concurrently with this ADA* to rezone the parcel from A (General Agriculture), A-1 (Suburban Agriculture), A/NCO (General Agriculture/North Central Overlay District) to PDMU (Planned Development Mixed Use) zoning district, and to approve a General Development Plan for the entire ±1,155 acre Project* by consideration of proposed Ordinance No. PDMU 16-16(Z)(G).~~ An application has been submitted to Manatee County and is being processed concurrently with this DRI Amendment to amend the companion GDP/Zoning Ordinance PDMU-16-16(G)(R3~~2~~) and associated General Development Plan for the Parrish Lakes project.

~~B.~~C. The Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission concerning the DRI Amendment and companion GDP/Zoning Ordinance amendment as they relate to the real property described in Section 7 of this Ordinance. The report of the Planning Commission was rendered on [insert date], following a public hearing.

~~C.~~D. ~~The Board of County Commissioners held public hearings on 09/07/2017 regarding Ordinance No. 17-36, in accordance with the requirements of the Manatee County Land Development Code (Ordinance 15-17, as amended) and the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and has further considered the testimony, comments, and information received at the public hearings.~~ The Board of County Commissioners held public hearings on [insert date] regarding Ordinance No. 26-15~~[insert ordinance number]~~, in accordance with the requirements of the Manatee County Land Development Code and the Manatee County Comprehensive Plan, and has further considered the testimony, comments, and information received at the public hearings.

~~D.~~E. Manatee County has adopted the Manatee County Comprehensive Plan which is in compliance with applicable state laws.

~~E.~~F. The Comprehensive Plan requires a Certificate of Level of Service to be issued for water, wastewater, solid waste, parks and recreation, roadways, transit, schools and drainage in compliance with state requirements and the Land Development Code.

G. ~~This Development Order is issued based on information provided by the Developer* in the ADA* (with sufficiency responses); public hearing testimony; data, information, and recommendations provided by the Planning Commission and Planning Department, and ensures continued compliance with the Manatee County Comprehensive Plan.~~ This amended and restated Development Order is issued based on information provided by the Developer* in the application to amend and restate Ordinance No. 17-36 and Map H, the companion GDP/Zoning Ordinance amendment, public hearing testimony, data, information, and recommendations provided by the Planning Commission and Planning Department, and ensures continued compliance with the Manatee County Comprehensive Plan.

~~G.~~H. The real property which is the subject of this ADA* and Development Order is legally described in Section 7 of this Ordinance.

~~H.~~I. The Project* is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.

~~I.~~J. ~~The authorized agent and address for the Project* is Mr. Claude Melli, FLM, Inc. 4602 Dogwood Hills Ct. Brandon, FL 33511.~~ The authorized agents and addresses for the Project* are FLM, Inc.; Hawk Parrish Lakes, LLC; CNL Parrish Lakes East, LLC; and CNL

Parrish Lakes West, LLC, and their respective authorized representatives, as identified in the application materials.

~~J.~~K. ~~The owner of the property is FLM, Inc. and intends to develop as FLM, Inc.~~ The owners of the property are FLM, Inc., Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, and CNL Parrish Lakes West, LLC.

~~K.~~L. ~~A comprehensive review of the impacts generated by the development has been conducted by the departments of Manatee County, the Planning Commission, Board of County Commissioners, TBRPC, and the State Planning Agency in conjunction with the ADA*, sufficiency responses, and this Development Order.~~ A comprehensive review of the impacts generated by the amended development program has been conducted by the departments of Manatee County, the Planning Commission, and the Board of County Commissioners in conjunction with the application to amend and restate Ordinance No. 17-36, Map H, and the companion GDP/Zoning Ordinance amendment.

~~L.~~M. The TBRPC declared the ADA* application sufficient on April 20, 2017.

SECTION 2. CONCLUSIONS OF LAW.

A. Based upon the previous findings of fact and the following conditions of this Development Order, the Board of County Commissioners of Manatee County concluded that:

1. The Project* as amended by this ordinance, will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

2. ~~The Project* is consistent with the local land development regulations and is consistent with the State Comprehensive Plan (SCP), the Tampa Bay Regional Planning Council's Future of the Region: A Strategic Regional Policy Plan (SRPP), (as amended).~~ The Project*, as amended by this Ordinance, is consistent with the local land development regulations and the Manatee County Comprehensive Plan.

3. ~~The Project*, as conditioned by this Development Order, is consistent with the report and recommendations of the TBRPC approved on June 12, 2017 regarding this ADA*.~~ The Project*, as conditioned by this amended and restated Development Order, remains consistent with the Manatee County Comprehensive Plan and applicable local development regulations.

4. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer* is authorized to conduct development as described herein, subject to the conditions, restrictions, and limitations set forth below.

5. ~~The review by the County*, the TBRPC, and other participating agencies and interested citizens reveals that impacts of the development are adequately addressed pursuant to the requirements of Section 380.06, Florida Statutes, within the terms and conditions of this Development Order, and the ADA. To the extent that the ADA* is inconsistent with the terms and conditions of this Development Order, the terms and conditions of this Development Order shall prevail.~~ The review by the County*, participating agencies, and interested citizens reveals that impacts of the amended development program are adequately addressed within the terms and conditions of this Development Order. To the extent that any

application materials are inconsistent with the terms and conditions of this Development Order, the terms and conditions of this Development Order shall prevail.

SECTION 3. DEVELOPMENT COMPONENTS:

A. ~~This Development Order approval shall constitute approval of the ADA* subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.~~ This amended and restated Development Order shall constitute approval of the DRI Amendment to Ordinance No. 17-36 and Map H, subject to the conditions set forth herein, and shall be limited to the development amounts set forth in Table 1 below.

B. ~~Phase 1 and Phase 2 of the Development are Specifically Approved subject to the conditions found within the Development Order and a Certificate of Level of Service for all services, except potable water and sewer and schools, which has been issued for the land uses listed in Phase 1 and Phase 2 as defined herein and in Zoning Ordinance PDMU-16-16(Z)(G). Potable water and sewer and school concurrency (if applicable) will be reviewed at time of each Final Site Plan submittal.~~ Phase 1 and Phase 2 of the Development are Specifically Approved subject to the conditions found within this amended and restated Development Order and the companion GDP/Zoning Ordinance PDMU-16-16(G)(R3~~2~~), as may be amended concurrently. Potable water and sewer and school concurrency, if applicable, will be reviewed at time of each Final Site Plan submittal.

C. Preliminary and Final Site Plan applications shall be reviewed for compliance with this Development Order and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application, as to such requirements which are not specifically addressed in this Development Order or are not inconsistent with this Development Order.

D. The build-out date for this Development Order is December 31, 2036.

E. The expiration date for this Development Order is December 31, 2037.

TABLE 1: AMENDED DEVELOPMENT TOTALS

	~~Residential (units)~~		~~Retail (sq. ft.)~~	~~Office (sq. ft.)~~
	~~Single Family~~	~~Multifamily~~		
~~Phase 1 (2026)~~	~~900~~	~~600~~	~~250,000~~	~~0~~
~~Phase 2 (2036)~~	~~1,300~~	~~500~~	~~150,000~~	~~50,000~~
~~Total~~	~~2,200~~	~~1,100~~	~~400,000~~	~~50,000~~

PHASING: PHASE I – 2036 PHASE II - 2036			
Land Use	**Approved Entitlement**	**Change**	**Revised Entitlement**

Single-Family Detached (SFD)	2,421 units	+23 units	2,444 units
Single-Family Attached / Townhome (SFA)	580 units	+106 units	686 units
Multi-Family (MF)	400 units	-400 units	0 units
Total Residential	**3,401 units**	**(-271 units)**	**3,130 units**
Commercial / Retail	260,000 sf	+42,251 sf	302,251 sf
Office	35,000 sf	+8,320 sf	43,320 sf
Total Non-Residential	**295,000 sf**	**+50,571 sf**	**345,571 sf**

LDC 350.4.A - Public educational facilities, including a public charter school, and commercial/retail uses on Parcel C-7 are permitted uses, subject to applicable development standards and the development totals set forth in Table 1.

F. Development Totals:

1. The Land Use Equivalency Matrix below allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through the Notice of Proposed Change process. The conversion formulas presented below are based on net p.m. peak hour trip generation factors.

2. In seeking approval of a specific Land Use Exchange, any changes in the number and/or type of dwelling units that cause an increase in the projected number of students shall be subject to review and approval of a School concurrency Analysis and issuance of a CLOS.

3. In seeking approval of a specific Land Use Exchange, the Developer* shall prepare a request which demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, solid waste disposal, mass transit, drainage, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS) issued for that phase. ~~Additionally, the Developer* shall provide a minimum of 10% of the residential units as affordable or workforce housing or pay the fees as required in Section M of this Development Order.~~ In seeking approval, the Developer shall not exceed the potable water and wastewater treatment projected for that phase without approval from Manatee County. The Developer* must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts in excess of those previously approved, the Developer* may be granted approval for that excess only if, and when, capacity is available. However, reapplication shall not cause the Developer* to lose the capacity already approved for the Project*. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At the time of Final Site Plan approval, potable water, wastewater treatment and schools shall be analyzed and a CLOS will be issued for those concurrency components.

4. An application for a Land Use Exchange must be reviewed for consistency with the General Development Plan and staff shall be provided a revised Land Use and Phasing Schedule and a reallocation of square footage or residential units on the GDP as necessary. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan. ~~Increases to residential units of less than three percent (3%) of the approved units and less than five percent (5%) of the approved nonresidential square footage shall be reviewed administratively in accordance with LDC Section 324.2 and shall not require a revision to this ordinance.~~

5. In the event the Land Use Exchange provision is utilized, the project shall still consist of a mix of at least two (2) land uses (residential, commercial, office).

6. ~~A copy of each exchange request shall be provided to the Tampa Bay Regional Planning Council upon approval by Manatee County.~~ Reserved.

G. The Land Use Equivalency Matrix

TABLE 2: LAND USE EQUIVALENCY MATRIX

CHANGE FROM: \ 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
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.

Minimum and Maximum Development by Land Use Type		
Land Use	Minimum	Maximum
Residential (d.u.)	2,145	4,455
Office (s.f.)	32,500	67,500
Commercial (s.f.)	260,000	540,000
Assisted Living (beds)	-	250
Continuing Care Retirement Community (units)	-	500
Nursing Home (beds)	-	250
Medical Office (s.f.)	-	67,500

SECTION 4. DEFINITIONS.

The definitions contained in Chapter 380.06, Florida Statutes, the Manatee County Comprehensive Plan, and Land Development Code shall apply to this Development Order in addition to those listed herein. The following capitalized terms used herein shall have the following meanings:

A. "Application for Development Approval*" or "ADA*" shall mean the Parrish Lakes Development of Regional Impact Application for Development Approval* (February 10, 2010), and the sufficiency responses submitted by the Developer* on August 12, 2010 and January 10, 2011, and Revised Map H, submitted on September 2, 2016, and February 7, 2017, and July 2, 2026~~.~~ and the application to amend and restate Ordinance No. 17-36 and Map H, together with the companion GDP/Zoning Ordinance amendment.

B. “Best Management Practices” shall mean the practices which are technologically and economically feasible in abating pollution generated by point and non-point sources, to a level compatible with water quality and quantity objectives of this Code (BMP list of approved practices by Board resolution for Special Overlay Districts—Evers Reservoir and Lake Manatee Watershed Areas).

C. "County*" shall mean Manatee County, a political subdivision of the State of Florida.

D. "Developer*" shall mean FLM, Inc., Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, and CNL Parrish Lakes West, LLC, and their respective ~~its~~ heirs, assigns, designees, agents, transferees, and successors in interest as to the Project* and all conditions of approval.

E. "Development Approval*" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.

F. "Funding Commitment*" shall mean projects funded for construction in the current year plus one of an adopted work program, or committed by a community development or stewardship district or private sources which can include the Developer*, for construction with funding provided within three years.

G. "Master Drainage Plan*" shall mean a plan showing the proposed stormwater management components to be constructed for the entire Project* as follows:

1. Existing topography;

2. Existing drainage features, both on site and off site, that will affect the drainage concept of this Development*; existing and developed drainage basins, with their direction of outfall;

3. Proposed stormwater management facilities, which shall include: detention lakes, connection of lakes, and the eventual outfall for these lakes; and

4. Off-site areas that historically drain through the property shall be addressed as to the method the applicant proposes to use to accommodate off site stormwater.

H. "Project*" shall mean the land uses by area, square footage, density, and phase described in the ADA*, as amended by this Ordinance, to be constructed on the real property described in Section 7 herein.

I. "Specific Approval*" shall mean ADA approval for Phase 1 and Phase 2. Specific Approval* herein should not be confused with Specific Approval* as defined in the Manatee County Land Development Code.

J. "Vertical Development*" shall mean and shall be deemed to include the construction of new residential units and non-residential structures or the reconstruction or addition to any structure. "Vertical Development" shall not mean nor be deemed to include the construction of any new structure or the reconstruction or addition to any structure specifically for the use of the existing or future agricultural operations.

The definitions contained in Chapter 380.06, Florida Statutes, shall apply to this Development Order.

Note: An asterisk (*) in the text of this Development Order denotes that the word is defined.

SECTION 5. DEVELOPMENT CONDITIONS:

THE PARRISH LAKES DRI, AS AMENDED BY THIS ORDINANCE, IS SPECIFICALLY APPROVED FOR PHASE 1 AND PHASE 2 DEVELOPMENT, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

Transportation

A.(1) As to development through Ordinance 17-36, Parrish Lakes DRI development traffic shall be subject to the transportation improvements and project trip thresholds ~~will have significant and adverse impacts on the regionally significant transportation facilities~~ listed in Table A(1).

Transportation Improvements.
In accordance with Section 163.3180(5)(h)(1), Florida Statutes, and as necessary to mitigate the Project* impacts, the Developer* shall construct or pay the Proportionate Share of each required Improvement prior to Project Development Approval generating trips equal to or greater than the corresponding Project Trip Threshold. The contribution or construction of the proportionate share of the following roads or facilities shall be deemed sufficient to accomplish one or more mobility improvements that benefit a regionally significant transportation facility, and shall fully satisfy the transportation concurrency requirements of the Comprehensive Plan and the requirements for mitigation of the Project* transportation impacts. Except for the Developer* proportionate share as set forth herein, the Developer* shall not be held responsible for the additional cost of reducing or eliminating deficiencies.

In accordance with Section 360 of the Land Development Code, the applicant has applied for a Certificate of Level of Service compliance (CLOS) in conjunction with this DRI DO. The term of the CLOS shall be determined based on the amount of development to occur within the CLOS, and the schedule of required improvements set forth in Table A(1), to provide the applicant with a reasonable time to complete the anticipated required improvements. The applicant may satisfy concurrency pursuant to and in accordance with Section 163.3180, Florida Statutes.

Intersections:	**Improvement**	**Threshold (PM Peak Hour Trips)**
Erie Road and 69th St E	• **Signalize - Semi-Actuated (60 seconds cycle length) or Roundabout**	**779**
Erie Road and Harrison Ranch Boulevard/Carter Road	• **Change pavement markings on Northbound right-turn lane to allow through movements** • **Add Eastbound exclusive left-turn lane (1 total)** • **Add Southbound exclusive left-turn lane (1 total)** • **Add Westbound exclusive right-turn lane (1 total)** • **Optimize signal timing**	**To be constructed concurrent with construction of Carter Road connection to Erie Road** **1,567 (Westbound exclusive right-turn lane to be constructed concurrent with construction of Carter Road connection to Erie Road)**

Erie Road and Sawgrass Road	• **Add Eastbound exclusive left-turn lane (1 total)** • **Add Westbound exclusive right-turn lane (1 total)**	**To be constructed concurrent with construction of Sawgrass Road connection to Erie Road**
Moccasin Wallow Road and Carter Road	• **Signalize - Semi-actuated (120 seconds cycle length)** • **Change Southbound pavement markings to allow through movements** • **Add Eastbound exclusive right-turn lane (1 total)** • **Add Westbound exclusive left-turn lane (1 total)** • **Add Northbound exclusive left-turn lane (1 total)**	**To be constructed concurrent with construction of Carter Road connection to Moccasin Wallow Road**

	• **Change pavement markings on Southbound left-through lane to through-only lane** • **Add Southbound exclusive left-turn lane (1 total)** • **Optimize signal timing** • **Add Northbound exclusive left-turn lane (2 total)**	**2,110**
Moccasin Wallow Road and Sawgrass Road	• **Add Westbound exclusive left-turn lane (1 total)** • **Add Eastbound exclusive right-turn lane (1 total)** • **Signalize**	**To be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road** **1,752 (Eastbound right-turn lane to be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road)**
Ft. Hamer Road and Golf Course Road	• **Add Northbound exclusive right-turn lane (1 total)**	**1,411**
Buckeye Road and Carter Road	• **Change Northbound pavement markings to right-turn only lane** • **Add Northbound exclusive left-turn lane (1 total)**	**2,888**
US 301 and Erie Road (Parrish)	• **Change Eastbound pavement markings to right-turn only lane** • **Add Eastbound exclusive left-turn lane (1 total)**	**2,431**

(Completed)

Access

The project's main external access points are located on Erie Road and Moccasin Wallow Road, east of I-75. The four access points are as follows:

- **Erie Road and Carter Road**
- **Erie Road and Sawgrass Road**
- **Moccasin Wallow Road and Carter Road**
- **Moccasin Wallow Road and Sawgrass Road**

The following table indicates location and length of site's main access improvements:

Intersection	Movement	Required Total Length (feet)
Erie Road at Carter Road	**Eastbound Left**	**485**
	Westbound Right	**185**
Erie Road at Sawgrass Road	**Eastbound Left**	**435**
	Westbound Right	**185**
Moccasin Wallow Road at Carter Road	**Westbound Left**	**805**
	Eastbound Right	**405**
Moccasin Wallow Road at Sawgrass Road	**Westbound Left**	**455**
	Eastbound Right	**405**

The development is traversed by future thoroughfare segments of Carter Road, Sawgrass Road~~,~~ ~~and 'EE' Road~~, and Grove Lagoon Road. In addition to the primary thoroughfare connections along the boundary, minor access locations are proposed along the external and internal thoroughfares. Each of these additional access locations and internal intersections shall be designed based on appropriate operational analysis undertaken prior to approval of the associated construction plans.

A.(2) With each Final Site Plan application, the Developer shall submit to the County a permitting summary which addresses the following:

1. The total land use quantities proposed by the submitted final site plan, plus all land uses previously approved with prior final site plans, to demonstrate consistency with the Development Order; and,

2. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways, serving the Project covered by the Final Site Plan application.

A.(3) At the time of submittal of a proposed Final Site Plan for fifty percent (50%) of the approved density and intensity of the Project*, the Developer* shall complete a transit analysis to determine whether public transit is required at that time. In the event that the transit analysis establishes the need for public transit at that time, the Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within or along the perimeter of the Project*. At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the Project.

A.(4) The Developer shall provide roadway, bicycle and pedestrian connections

between internal and adjacent thoroughfare roadways, adjacent trail facilities, and community open space/park sites.

A.(5) There shall be bicycle or pedestrian facilities on both sides of any road designated as a collector or arterial roadway in the adopted Future Traffic Circulation Plan of the Manatee County Comprehensive Plan. All transportation facilities shall be constructed in accordance with Manatee County's Public Works Standards Manual.

A.(6) The Developer* shall provide adequate sidewalks along both sides of all local streets and roadways throughout the Project*, unless otherwise approved by the County.

A.(7) Solely to the extent required by law, a biennial monitoring program will be started upon the issuance of the first building permit for uses which exceed fifty percent (50%) of the earliest Project* Trip Threshold set forth in Table A (1). This biennial monitoring report will continue until buildout. The biennial reports shall provide information for the Project* regarding the total development which has been permitted and its equivalent in trips, and shall project the development/trips anticipated for the next two years.

Prior to commencing the biennial monitoring, the Developer* shall submit a monitoring methodology and plan showing the proposed locations of the counts to Manatee County for review and approval. The monitoring program at a minimum shall consist of one 2-hour pm peak hour (4 pm to 6 pm) directional counts, with subtotals at 15-minute increments at all Project* entrance driveways with public roadway connections. The sum of the Project* driveway trips will be totaled in 15-minute increments and the highest four consecutive 15 minute totals will be summed to determine the project's total PM peak hour traffic volume. This total will include net external trips, diverted trips, and pass-by trips of the Project*. The biennial monitoring shall be conducted during the peak season (February to April) and a maximum of 60-90 days prior to the Biennial Report submittal date unless otherwise approved by Manatee County.

A.(8) The Developer shall be entitled to Impact Fee Credits in accordance with applicable law and the County Land Development Code and practices.

Vegetation, Wildlife, and Wetlands

B.(1) ~~Impacts to Natural Resources of Regional Significance, as delineated on Map 3 in [TBRPC's DRI Final] report, shall only occur if justified pursuant to the Tampa Bay Regional Planning Council's Future of the Region: A Strategic Regional Policy Plan (SRPP) Policy 4.44. Mitigation for justifiable impacts to Natural Resources of Regional Significance should meet the ratios set forth in that policy and Policy 4.45; i.e. 2 created: I impacted for Dry Habitats (Live Oak Hammock and Mixed Hardwood- Conifer Forest) and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.~~

B.(2) The Developer* shall provide an updated gopher tortoise study, consistent with Policy 3.3.2.1 of the Manatee County Comprehensive Plan, prior to each Final Site Plan approval. Management Plans, permits or other authorizations from the appropriate State or federal agency, shall be provided to Manatee County for any state- or federally-listed species found on-site, prior to Final Site Plan approval.

B.(3) ~~Pursuant to the Tampa Bay Regional Planning Council's Future of the Region: A Strategic Regional Policy Plan (SRPP), Policy 4.50, t~~The applicant shall create and maintain a naturally vegetated buffer sufficient to preserve the value and function of the regionally-significant natural resources on and abutting the Parrish Lakes site. These areas, including the buffers, should be set aside in conservation easements.

B.(4) In the event that any state-or federally-listed species are discovered breeding on-site during project development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.

B.(5) A Nuisance, Exotic Plant Species Management Plan, as required by LDC Section 701.4 E, shall be submitted to Manatee County prior to each Final Site Plan approval that may include nuisance or exotic plant species. Initial removal of nuisance, exotic plant material shall be completed prior to Final Plat approval or Certificate of Occupancy issuance for that final site plan.

B.(6) The Developer* shall seek to preserve and protect all wetland areas as generally depicted on Map H, and defined as wetlands in the Comprehensive Plan, and shall provide an upland vegetated buffer, consistent with the Comprehensive Plan and Land Development Code and applicable law. Prior to Preliminary Site Plan approval, the applicant shall demonstrate avoidance and minimization of any proposed wetland impacts in accordance with Comprehensive Plan Policy 3.3.1.1. Such determination will require completion of impact avoidance and minimization analyses consistent with the Land Development Code which clearly demonstrate the necessity of the proposed impact. Mitigation for approved wetland impacts shall be in accordance with Policy 3.3.1.3 of the Manatee County Comprehensive Plan, as amended from time to time. The demonstration of avoidance and minimization and the required analysis shall not be required for any wetland impact required for Moccasin-Wallow road, Carter Road or Sawgrass Road.

B.(7) Conservation Easements for the following areas, generally depicted on Map H, shall be dedicated to the County prior to or concurrent with issuance of the first Certificate of Occupancy or Final Plat for those conservation easements within or contiguous to the proposed phase of development: (Completed

- Post-development jurisdictional wetlands and associated wetland buffers,
- Upland preservation area, (Completed)

B.(8) The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use. As committed, the Applicant shall maintain a prudent fencing program to separate the agricultural business operations from the development areas through buildout.

B.(9) The entire site shall be evaluated for potential hazardous material locations (i.e.,) historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

B.(10) All proposed nature trails, boardwalks, picnic tables, interpretive signage and shade structures and other passive recreation facilities in wetlands, wetland buffers, or upland preservation areas shall be designed to minimize impacts to trees or areas of significant vegetation and in accordance with Section 701 of the Manatee County Land Development Code. All proposed nature trails, boardwalks, shade structures and other passive recreation facilities shall be creditable toward the proposed parks dedication and requirement.

B.(11) The Developer* shall provide 5.6+ acres of upland preservation along the eastern project boundary, FLUCCS Code _434 (Hardwood-Conifer Mixed Forest), consistent with the upland preservation area identified on Map H (Attached as Exhibit A). The 5.6+ acres of upland preservation shall be fully creditable toward the Project's parkland dedication requirements. The upland preservation area shall fully satisfy the project's landscape buffer requirements along the upland preservation frontage for the perimeter of the project. (Completed)

B.(12) The Developer* shall submit for review and approval, a Habitat Management Plan for the upland preservation areas with the first Preliminary Site Plan inclusive of or immediately contiguous to the upland preservation area, as shown on Map H.

Soils

C.(1) Best Management Practices, including those identified in the ADA*, shall be employed during site preparation and construction to prevent soil erosion.

Air Quality

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

Water Quality and Stormwater Management

E.(1) The stormwater management system shall be designed to maintain the natural hydroperiod of the receiving wetlands, and to meet or exceed the requirements for development within the Buffalo Canal Drainage Basin. The adopted Buffalo Canal Watershed Model may be utilized to demonstrate no adverse offsite impacts will result from the development.

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

E.(3) The Developer* shall encourage the use of water conserving landscapes and the responsible use of water by residents and occupants throughout the project.

E.(4) Existing native vegetation shall be preserved, to the greatest extent practicable, to meet screening requirements, unless otherwise approved by Manatee County.

E.(5) To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.

E.(6) Stormwater management ponds shall not be constructed within wetland buffers or natural resources of regional significance, unless otherwise approved by Manatee County and SWFWMD.

E.(7) Applicant shall implement resident education programs advocating surface water protection. An example of this is information on the proper use of fertilizers and pesticides.

E.(8) A separate storage facility, from the surface water management system, is encouraged for reclaimed water use.

E.(9) Low impact development techniques are encouraged to be used throughout the development. These techniques shall include, but are not limited to, the following:

- Retention of the maximum amount of existing native vegetation;

- Shallow vegetated swales in areas where practical, including parking;
- Appropriate Florida friendly plant selections;
- Small, recessed garden areas throughout landscaped areas;
- Porous pavement and other pervious pavement technologies;
- Stabilized grass areas for overflow parking (i.e. in excess of minimum LDC requirements); and
- Stormwater reuse.

E.(10) Prior to construction, the Developer* must provide a plan detailing the operation and maintenance of the stormwater management system for the portion of the Project for which Development Approval is then sought. The plan shall, at a minimum, identify the responsible entity, establish a long term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Manatee County prior to the first PSP or FSP approval and implemented at construction. Failure to implement the approved plan shall prevent Manatee County from issuing any further site plan approvals.

E.(11) The Developer* or other responsible entities shall hire a licensed engineer to conduct inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and permitted. Inspection results shall be included in each Biennial DRI Report through project buildout.

E.(12) All habitable structures shall be constructed in accordance with Manatee County's flood protection requirements.

E.(13) Compensation for the loss of 100-year flood storage capacity shall be provided. This may be demonstrated by use of the Buffalo Canal Watershed Model.

E.(14) The Developer* shall submit a Surface and Groundwater Quality Monitoring Plan for the Parrish Lakes DRI for review and approval by the County prior to approval of the first Preliminary Site Plan. Approval of the Surface and Groundwater Quality Monitoring Plan will be subject to the following conditions:

- Protection of monitoring wells and access to monitoring wells through build-out of the project. Should any of the monitoring wells be destroyed the responsible entity shall provide written notification of the incident and corrective action taken to Manatee County.

- Baseline monitoring shall be completed prior to the commencement of any construction activities with the exception of those construction activities that may be required to implement the monitoring plan.
- Manatee County may require the monitoring plan to be modified should the land use change significantly or should the baseline monitoring reveal exceedances that would merit additional monitoring measures.
- If monitoring activities do not begin in a timely manner, Manatee County may require the monitoring plan to be modified accordingly.
- All surface and groundwater monitoring results shall be included with the respective Biennial Report to be submitted for the project.

Historical and Archaeological Sites

F.(1) Any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Manatee County.

Water Supply

G.(1) The Developer* shall be required by Manatee County ordinances, to extend potable water service or utilize the existing potable water infrastructure constructed onsite for each phase or subphase of the Project* to assure that adequate potable water capacity exists to accommodate the Project*.

G(2) The Developer* shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.531, Florida Administrative Code.

G.(3) The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots.

G.(4) The Developer shall coordinate with the County Utility Department for the use of reclaimed water within the project to the extent reclaimed water is a reliable quality, quantity and is a financially feasible water source. Prior to Final Site Plan approval applicant shall specify source of irrigation on site plan.

G.(5) The Developer* has committed to the following:

- Installation of water conserving fixtures;

- Adherence to water conserving maintenance practices;
- Use of xeriscaping principles; and
- Providing water conservation educational materials to all developers within the project.

G.(~~6~~5) Water saving plumbing fixtures must be used inside all buildings, including housing units.

G.(~~7~~6) Water conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be placed on all systems.

G.(~~8~~7) Irrigation time clocks shall be reset after new landscaping has been established.

G.(~~8~~9) Florida friendly landscaping principles shall be used throughout the development.

G.(10~~9~~) Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.

G.(11~~0~~) Conservation education shall be made available to residents and other users of the development.

G,(1~~1~~2) The use and potential future use of reclaimed water, stormwater or other alternative water supplies shall be maximized. Dual water lines shall be installed to facilitate this.

Wastewater Management

H.(1) The Developer* shall be required by Manatee County ordinances, to expand wastewater service or utilize the existing wastewater infrastructure constructed onsite for each phase or subphase of the Project* to assure that adequate wastewater capacity exists to accommodate the Project.*

H.(2) No permanent septic tanks are permitted for new development.

H.(3) Approval of the project shall include assurance of adequate wastewater treatment capacity as well as any developer provision(s) of any improvements to the internal wastewater collection system. Future biennial reports shall contain an updated summary of utility service commitments.

Solid Waste/Hazardous Waste/Medical Waste

I.(1) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

I.(2) The Developer* shall be required by Manatee County ordinances, to extend solid waste service to each phase or subphase of the Project* to assure that adequate solid waste capacity exists to accommodate the Project*.

Recreation and Open Space

J.(1) Greenways, nature trails, parks, environmentally-sensitive features, open space, and recreation facilities shall be maintained by the Developer* or successors such as a Home Owners Association, CDD, stewardship district, other legal entity and/or as directed by the permitting agencies, unless otherwise approved by the County.

J.(2) As committed, the Developer* shall provide +26-acres of parks on-site. Parks may include passive recreation area (within upland preservation areas and outside of wetland buffers), nature trails (including the Ellenton-Willow Trail along Erie Road), boardwalks, interpretive trails, active recreation areas, pocket parks, ponds and water bodies that may include trails, fishing access, canoe or boating facilities, or other similar water sports facilities that will be provided on the site, at locations to be determined during future development review processes. (Completed)

J.(3) Prior to the approval of the initial residential final site plan, the Developer shall provide a Master Parks Plan for review and approval by Manatee County. The Master Parks Plan shall identify the proposed location of all +26 acres of parks and the nature and type of all recreation facilities. (Completed)

J.(4) All open space and recreation facilities within the Project shall be maintained by an appropriate entity such as a Community Development District, Stewardship District, or Homeowners Association.

Health Care, Police, and Fire

K.(1) Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material.

Hurricane Preparedness

L.(1) The Developer* shall promote awareness of hurricane and flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

M. Affordable Housing (Left Blank Intentionally)

~~M.(1) In lieu of any analysis required by 73C-40.048, Florida Administrative Code, the Developer shall enter into a voluntary housing mitigation program as set forth in the conditions below.~~

~~M.(2) The Developer may provide up to 330 units within the project that satisfies the requirements of the "affordable" or "workforce/essential worker" housing as defined by the Manatee County Land Development Code. The final number of combined affordable or workforce/essential worker units to be equal to 10% of the total number of residential units constructed within the Project (not to exceed 330 based on the original 3,300 approved dwelling units).~~

~~M.(3) The 330 units shall qualify for "affordable" or "workforce/essential worker" housing, as defined by the Manatee County Land Development Code, with the first sale or rental of an individual unit to an end user. The maximum sales price or monthly rental rates for the affordable/workforce housing units shall be based upon current workforce sales price as established by the methodology in the Manatee County Land Development Code and may be modified each year as determined by Manatee County.~~

~~M.(4) The proposed units may be provided as either for sale units or for rent multi-family units provided the rental rates meet the requirements within the Manatee County Local Housing Assistance Plan.~~

~~M.(5) As an alternative to the construction of units, the Developer may elect to contribute to the Voluntary Affordable Housing Mitigation Program payment no greater than $660,000 (330 units x $2,000 each), in terms of 2011 dollars, to the Manatee County Redevelopment and Economic Opportunity Department or its designated Housing Assistance Program to fully satisfy any affordable or workforce housing requirements for the Parrish Lakes DRI.~~

~~M.(6) The Voluntary Affordable Housing Mitigation Program payment shall be made at time of building permit for each residential unit on the project and payable at the rate of $200 per residential unit in terms of 2011 dollars. (3,300 units x $200 per unit = $660,000).~~

~~M.(7)~~ ~~Residential units sold within the Parrish Lakes DRI that meet the Maximum Income Limits for qualifying individual(s) or Maximum Sales Price requirements for affordable or workforce housing as identified by the Manatee County Maximum Income Limits Table shall not require the voluntary cash mitigation payment described in Stipulation M.(6) above. These units shall also receive all applicable incentives described in Section 545 of the Manatee County Land Development Code for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price and income limits in effect at the time a contract for purchase of an affordable or workforce housing unit is executed shall apply.~~

~~M.(8)~~ ~~Residential units rented within the Parrish Lakes DRI that qualify as affordable housing or are equal to or less than a monthly mortgage payment for a workforce housing unit as identified by the Manatee County Maximum Income Limits Table shall not require the voluntary cash mitigation payment described in Stipulation M.(6) above. These units shall also receive all applicable incentives described in Section 545 of the Manatee County Land Development Code for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price (and rental equivalent) and income limits as well as the proposed price range of rental units in effect at the time a certificate of occupancy is issued for a multi-family residential building containing affordable and/or workforce housing units shall apply. The workforce housing unit rental rate shall have a monthly lease rate which shall be consistent with the average monthly mortgage payment for a for sale workforce housing unit, as approved by Manatee County.~~

~~M.(9)~~ ~~In lieu of the cash mitigation payments required above, either in whole or in part, Parrish Lakes DRI may propose for TBRPC, The State Land Planning Agency, and Manatee County approval, one (1) or more "on-site" affordable or workforce/essential worker housing programs to satisfy such obligation by one (1) or more of the following types of programs; provision of land for other affordable housing programs: provision of affordable rental or purchase subsidy assistance; provision of down payment, closing cost or other acquisition cost assistance; provision of financial assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC, The State Land Planning Agency, and Manatee County. If one or more such "on-site" programs are approved, then the funds in the mitigation special revenue fund above, shall be utilized for such program(s).~~

~~M.(10)~~ ~~The Developer shall include in its Biennial Report data showing the number and sale prices of affordable and/or workforce housing units sold or rented within the reporting period. The Biennial Report shall identify the sale of any unit via the property appraiser data for sales date. Rental shall include documentation on the number of units, rental rate and duration of initial contract. The Developer shall also report the amount of voluntary cash mitigation payments made for residential units that do not qualify as affordable or workforce housing units.~~

~~M.(11)~~ ~~The Developer retains the right to perform an affordable housing analysis consistent with 73C-40.048, Florida Administrative Code, at any time during development of the DRI to determine the affordable housing need created by the project and appropriate mitigation, if necessary, to be applied to the remainder of the project, subject to the concurrence of Manatee County TBRPC, and The State Land Planning Agency.~~

~~M.(12)~~ ~~The Developer shall attempt to maintain the 10% ratio of workforce affordable units or make the necessary mitigation payments throughout the development schedule. Should the project develop mitigation units in excess of 10% at any time, any exceedance of mitigation units shall be credited towards future development of the project. If during any biennial reporting period, it is determined the project had developed or paid the cash mitigation for less than 10% ratio, the mitigation payments or units may be requested by the County.~~

Energy

N.(1) The Developer* shall incorporate energy conservation measures into the site design, building construction, and landscaping to the maximum extent feasible.

N.(2) The developer shall work with TECO/Peoples Gas to provide natural gas within the project provided the cost to deliver natural gas is financially feasible. (Completed)

General Conditions

~~O.(1)~~ ~~Should development of Phase 1 and Phase 2 depart from the parameters set forth in the ADA*, the Project* will be subject to Substantial Deviation review pursuant to Section 380.06, F.S., or the requirements of then applicable law~~

O.(12) Physical development shall commence within seven years of Development Order adoption. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.

O.(~~23~~) Any approval of Parrish Lakes shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 73C-40.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 73C-40.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 73C-40.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 73C-40.045 (Transportation Uniform Standard Rule); ~~and 73C-40.048 (Adequate Housing Uniform Standard Rule)~~.

O.(~~34~~) All of the Developer's* commitments set forth in the ADA* and subsequent Sufficiency Responses shall be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section 6 of this Development Order.

O.(~~45~~) The Developer* shall provide monitoring reports to Manatee County in accordance with the reporting requirements of this Development Order and applicable law. Manatee County shall review such monitoring reports for compliance with the terms and conditions of this Development Order. ~~Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the Developer* in accordance with Rule 73C-40.0252, FAC.~~

O.(~~56~~) Approval of Parrish Lakes DRI shall be contingent upon the project's consistency with the Manatee County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.

O.(~~67~~) The Development Order should take into account any applicable concerns set forth in the attached letters of the Southwest Florida Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission and the Florida Department of Transportation.

O.(~~78~~) The Developer*, its successors, assigns or transferees, shall ~~submit Biennial DRI Reports in accordance with Section 380.06(18), Florida Statutes* to the County*, TBRPC, the State Land Planning Agency~~, submit monitoring reports to Manatee County in accordance with the reporting requirements of this Development Order and applicable law~~and other agencies, as may be appropriate, on odd number years commencing two years after the Development Order becomes effective.~~ until such time as all terms and conditions of this Development Order are satisfied. ~~Ten (10) copies of this report shall be submitted to Manatee County, who shall review the report for compliance with the terms and conditions of this Development Order and who may submit an appropriate report to the County Commission should the County decide further orders and conditions are necessary.~~ The monitoring report shall be submitted to Manatee County for review of compliance with the terms and conditions of this Development Order. The Developer* shall be notified of any Board of County Commissioners' hearing wherein such report is to be considered or reviewed; provided, however, that receipt and review

of any such report by the Board of County Commissioners shall not be considered as a substitute, modification, or change of any conditions, or any terms or conditions of this Development Order. The ~~Biennial Report~~ Monitoring Report shall contain the following:

a. Any change in the plan of development, or in the representation contained in the ADA, or in the phasing or land uses for the reporting ~~year and for the next year~~ period and, to the extent known, the next reporting period;
b. A summary comparison of development activity proposed and actually conducted for the ~~year~~ reporting period;
c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or Developer*;
d. Identification and intended use of lands purchased, leased, or optioned by the Developer* adjacent to the land encompassed by the Development Order for the Project*;
e. An assessment of the Developer's* and ~~the local government's~~ Manatee County's compliance with the conditions of approval contained in the DRI Development Order and the commitments that are contained in the Application for Development Approval* and which have been identified by ~~the County*, TBRPC, or the State Land Planning Agency, as being significant~~ Manatee County as applicable to this Development Order;
f. Any known ~~incremental DRI Applications for Development Approval* or requests for a Substantial Deviation Determination~~ applications to amend this Development Order or the companion GDP/Zoning Ordinance that were filed in the reporting ~~year and to be filed during the next year~~ period and, to the extent known, are anticipated to be filed during the next reporting period;
g. An indication of a change, if any, in local government jurisdiction for any portion of the Development* since the Development Order was issued;
h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
i. A copy of any recorded notice of the adoption of a Development Order for the subsequent modification of an adopted Development Order that was recorded by the Developer* pursuant to Subsection 380.06(14)(d), Florida Statutes;
j. A statement that ~~all persons have been sent copies of the Biennial Report in conformance with Subsection 380.06(15) and (18), Florida Statutes~~ the monitoring report has been submitted to Manatee County in accordance with this Development Order;
k. Reserved. ~~Information required per the Development Order in regard to the voluntary housing mitigation~~;
l. ~~Biennial t~~Traffic monitoring data, to the extent required by law.
m. An updated map showing the locations and acreage of upland and wetland preservation; and
n. Any other information required pursuant to general law.

SECTION 6. DEVELOPER* COMMITMENTS:

The following are developer commitments set forth in the Application for Development Approval* (ADA*) and Sufficiency Responses* (SR) which shall be honored by the Developer*, except as they may be superseded by specific terms of the Development Order.

GENERAL

1. The owner will maintain a prudent fencing program to segregate and control the agricultural business operations from the development areas.(ADA/Page 10-5)

2. Any development that may be proposed within the [330'] FPL easement will be consistent with the property owner's easement rights. Such development is typically for ponds, or mitigation areas, park land and roadway crossings. (SR1/Page 9-1)

VEGETATION AND WILDLIFE

1. Until such time that the site is actually developed, it is anticipated that the site will remain in agricultural use with continuously active agricultural operations. (ADA/Page 12-2)

2. The property owners have a business plan regarding the continued maintenance of pasturelands that will remain in effect throughout the DRI process and the future sale of specific parcels to independent development entities. This plan provides that the available pastureland use areas must be maintained in order to sustain a viable cattle herd, and consequently, a viable agribusiness. The maintenance that is proposed to occur will include periodic disking of pastures followed by reseeding with various pasture grass species. (ADA/Page 12-2)

3. The upland listed species and other transects that have been completed on the property have verified the potential presence of this species [i.e. Gopher Tortoise] on the property, and therefore, future burrow surveys will have to be completed prior to future development of individual parcels within the overall DRI. Those surveys will be required as part of the normal development review of the site... The Applicant is amenable to a development order condition stipulating that pre-construction tortoise burrow surveys be required, and if tortoises are verified to be present, a permit sought from FWC. (ADA/Page 12-16)

4. The applicant intends to coordinate with the FWC as necessary during the construction design and permitting phase of the project, to determine appropriate off-site mitigation, if required, for impacts to those listed species (e.g. gopher tortoise) that cannot be accommodated entirely on-site. (ADA/Page 12-18)

5. The Applicant has "confirmed" that "Buffalo Creek will be retained during and after development and therefore will maintain the 'corridor' for use by wildlife." (SR2/Page 10-7)

6. The Applicant agrees to set aside a preservation area, the 5.6± acre Hardwood Conifer Mixed Forested upland area located in the northeast portion of the property. (SR2/Page 12-2)

7. To provide some assurance that additional environmental degradation does not occur on the property after the DRI approval and D.O. have been issued, the Applicant will agree to utilize the property for similar or no more intense agricultural uses than are currently in operation. (SR1/Page 12-1) (Completed)

8. The Applicant "understood" the need to complete the "updated wood stork and eastern indigo snake keys (i.e. US Fish and Wildlife Service Effect Determination Keys) dated January 25, 2010." as well as "provide an endangered species assessment for the project site" at the time of Corps permit application. (SR1/Page 13-8)

WETLANDS

1. The wetlands that are to remain onsite post development are intended to be set aside as preservation areas, and these wetlands are depicted on the revised Map H. (SR1/Page 12-5). But, wetland use shall be as described in Stipulation B.(6) above.

2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas that serve as wetland mitigation, shall be dedicated to Manatee County prior to or concurrent with Final Plat approval.

3. The project is found to be consistent with the elements of the Manatee County Comprehensive Plan as set forth in... Objective 3.3.1 - Wetland Protection: Preserve and protect existing, viable wetland systems to: maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas; achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands; maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer; achieve water recharge of surficial aquifers through wetland areas; maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animals and plant species; maintain essential chemical and energy cycles facilitated by wetlands; and maintain educational and recreational opportunities provided by wetlands. (ADA/Page 10-21)

4. In order to obtain more accurate/real elevations for these field-established hydroperiod elevations, it will be necessary in the future (prior to the construction

permitting process) for a registered professional surveyor to perform a vertical survey of such elevations prior to field review/approval by regulatory (SWFWMD) staff. These surveyed and agency-approved elevations in conjunction with a wetland jurisdiction delineation will then be utilized during the design process for determining stormwater system control elevations, floodplain compensation elevations and for the design of any proposed wetland mitigation areas. (ADA/Page 13-2)

5. Opportunities to enhance or restore wetlands and their hydroperiods (e.g. via capture of stormwater runoff) will be evaluated as construction plans are developed for each development phase. (ADA/Page 13-3)

6. The relatively higher quality or larger size onsite wetlands will be avoided to the greatest extent possible, with the intent to incorporate these wetlands into the post-development landscape, and potentially target the wetlands to receive pre- treated stormwater runoff as a means of improving or stabilizing the wetland hydrology while achieving additional stormwater treatment or "polishing" effects. Natural wetland areas on the property that will remain in the post-development condition will include an upland buffer/setback as required by law, which will serve as a transition zone from the development to the wetland boundary, will provide potential habitat for wildlife utilization and will provide some uptake and treatment of stormwater runoff entering wetlands via overland flow or through designated drainage swales. (ADA/Page 13-3)

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

WATER QUALITY

1. The requirements of Chapter 62-330 F.A.C. for stormwater treatment will be met using accepted methods including: (1) construction of littoral zones to be vegetated by native aquatic species; and (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)

2. The surface water management system proposed for the site will be designed to protect water quality through the use of grass swales, surface water detention ponds, and stormwater attenuation ponds. Water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas. Drainage swales will also provide for filtration of pollutants prior to discharge into stormwater management ponds. (ADA/Page 14-3)

3. On-site surface waters within the Parrish Lakes DRI will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. The preparation and implementation of a NPDES Stormwater Pollution Prevention Plan will further insure that the site will minimize impacts during construction. (ADA/Page 14-4)

4. Removal of the agricultural drainage system will also increase the residence time of the water entering isolated wetlands and the surface waters within the site, resulting in an increase in the ability of the systems to biologically filter pollutants and nutrients before the water is discharged to ultimate drainage outfall locations. (ADA/Page 14-4)

5. The Applicant has committed to develop a pre and post development environmental monitoring plan for the property... The monitoring plan will propose a methodology by which water quality parameters and monitoring will be established... It is reasonable to expect that the Development Order can be conditioned to include a requirement for development and implementation of a Ground and Surface Water Monitoring Plan prior to site development. (SR2/Page 14-1)

SOILS

1. Any soil limitations that may impact development of the site will be specifically identified and addressed by the Registered Geotechnical Engineer at the time of permitting. (ADA/Page 15-1)

2. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at least one foot above the determined 100-year flood elevation. (ADA/Page 15-1)

FLOODPLAINS

1. A more detailed floodplain analysis will be performed during the design and permitting phase of this project. (ADA/Page 16-1)

2. The storage of the water will be provided within the proposed compensation ponds between the seasonal high groundwater elevation and the design high elevation of the pond, as is typical. (SR1/Page 16-1)

WATER SUPPLY

1. The Applicant will continue to work with SWFWMD and Manatee County to develop a long-term plan to optimize potable and non-potable water resource use

in the development through methods such as designation of potable water well site(s) within the development and decreasing the amount of well withdrawals as reclaimed water becomes increasingly available to the site. (ADA/Pages 17-3 - 17-4)

2. All existing wells onsite that are not to be used to provide water to the development will be plugged and abandoned as required by SWFWMD regulations. (SR1/Page 14-3)

3. All potable water is to be provided by Manatee County Utilities. (SR1/Page 17-2)

4. The Applicant will commit to provide all developers in the project a copy of SWFWMD's Florida Friendly Landscaping brochures and booklets, "Fertilizer Facts", "Florida Friendly Landscaping Principles" and "Micro-Irrigation, a Guide to the Basics." (SR1/Page 17-2)

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

6. Xeriscaping within the project… will likely result in reduced non-potable water demands for irrigation within the project. (ADA/Page 17-2)

7. The new residential units shall be energy efficient homes that use low flow toilets and water conserving faucets. (SR2/Page 10-3)

8. The Parrish Lakes DRI will obtain potable water from the Manatee County public water system and will comply with their requirements for installation of water conservation fixtures and adherence to water-conserving maintenance practices. (ADA/Page 10-27)

9. The project will utilize reclaimed water that currently transects the property and is provided immediately adjacent to the property and phase out the current agricultural pumping operation. (SR2/Page 10-3). But, irrigation use shall be as described in Stipulation G.(2) above.

WASTEWATER MANAGEMENT

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

STORMWATER MANAGEMENT

1. The project's stormwater management system and reuse of reclaimed water for irrigation will be integrated into the project in a way that furthers SWFWMD's goal of maintaining minimum flows and levels for natural wetlands, as well as ensuring

that surface and ground water quality during the after-development will meet or exceed all State and local water quality standards. (ADA/Page 10-26)

2. Control structures will be baffled to preclude the discharge of floatables and be provided with bleed down orifices or V-notches sized to the appropriate SWFWMD criteria. (ADA/Page 19-2)

3. Legal entities will be charged with the operation and maintenance of the stormwater system(s). The developer and/or his assigns, including possible purchasers of individual tracts, a community development or stewardship district, or lawfully created homeowners association(s), will assume the responsibility to manage the system at full development. (ADA/Page 19-3)

4. The Applicant will schedule a pre-application meeting with SWFWMD prior to initiating the stormwater design for the development, within which all of these regulatory requirements can be addressed. (SR1/Page 19-2 & SR2/Page 19-3)

TRANSPORTATION

1. No age restricted units are [/were] assumed in the project or in the transportation analysis. (SR1/Page 10-8)

2. The Applicant will commit to coordinate with MCAT [Manatee County Area Transit] at the time of development on the location and needs for bus stops and shelters along Moccasin Wallow and Erie Roads. (SR1/Page 10-13)

AIR QUALITY

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

AFFORDABLE HOUSING

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

POLICE & FIRE PROTECTION

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

RECREATION AND OPEN SPACE

1. The project's extensive recreation opportunities, including pedestrian nature trails/paths, sidewalks, and bike paths, will provide alternatives to the utilization of motor vehicles. (ADA/Page 10-27)

2. On-site parks and open space facilities will be maintained by an appropriate entity, such as a Community Development or Stewardship District or Homeowners Association. (ADA/Page 26-1)

3. The quantity of parks and the requirements to prepare a Parks Master Plan shall be specifically addressed within the Development Order. (SR2/Page 9-4)

4. The Applicant commits to up to 26 acres of parks to be contained within the project. Parrish Lakes will develop parks at a rate of 0.8 acres of park per 100 units. (SR2/Pages 26-1 & 26-2)

5. The Applicant will provide the frontage [along Erie Road for the Ellenton-Willow Trail]. The trail to be provided shall be consistent in width, and configuration as other projects along Erie Road. (SR2/Page 26-2)

HEALTH CARE

1. The Applicant will work with the County on any suitable cost sharing that may be required. This commitment was in association with the "cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services." Currently, the nearest EMS facility is approximately 4.5 miles away along US 301, at 12132 US 301 North, in Parrish. (SR1/Page 28-1/updated pursuant to new facility information)

2. The Applicant has acknowledged that "any approved gates or emergency access points within or to the project should be accessible to emergency service providers by a remote control, in accordance with Manatee County Ordinance No. 09-22." (SR2/Page 28-2)

ENERGY

1. Energy conservation methods to be used in the site planning process include provision of interconnected streets and sidewalks to promote walking and biking throughout the project to decrease vehicle dependency. Retail and office development will utilize energy efficient appliances, building insulation and technologies to increase energy efficiency. Energy efficient landscape design

principles to maximize the shading of structures, minimize evapotranspiration and microclimate control will be considered while meeting the required landscape code. (ADA/Page 29-3)

SECTION 7. LEGAL DESCRIPTION:

~~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 STATION 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.~~

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' T O 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

SECTION 8. RESTRICTIONS ON DOWN-ZONING:

Prior to the buildout date of this Development Order, the County shall not down-zone or reduce the intensity or unit density permitted by this Development Order, unless the County can demonstrate that:

A. Substantial changes in the condition underlying the approval of the Order have occurred; or

B. The Order was based upon substantially inaccurate information provided by the` Developer*; or

C. The change is clearly established by the County* to be essential for the public health, safety, or welfare.

Any down-zoning or reduction in intensity or unit density shall be affected only through the usual and customary procedures required by statute or ordinance for change in local land development regulations.

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer* by this Order. The inclusion of this section is not to be construed as evidencing any present or foreseeable intent on the part of the County* to down-zone or alter the density of the Project*, but is included herein to comply with paragraph 380.06(15)(c)3, Florida Statutes.

SECTION 9. ORDER BINDING UPON DEVELOPER*:

This Order shall be binding upon the Developer*.

~~**SECTION 10. RENDITION:**~~

~~Manatee County is hereby directed to send certified copies of this Order within thirty days of the date of signature by the Chairman of the Board of County Commissioners to the Developer*, the State Planning Agency and TBRPC~~.

SECTION 10~~1~~. NOTICE OF RECORDING:

The Developer* shall record a notice of adoption of this Order, as required pursuant to Chapter 380, Florida Statutes, and shall furnish Manatee County with a copy of the recorded notice.

SECTION 11~~2~~. SEVERABILITY:

It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Development Order is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provision or portion shall be deemed null and void, but all remaining provisions and portions of this Development Order shall remain in full force and effect.

SECTION 12~~3~~. EFFECTIVE DATE:

This Ordinance, Ordinance 26-15~~17-36~~, shall become effective upon the filing of a certified copy of the executed Ordinance with the Department of State; and provided, however, that (a) the filing of a Notice of Appeal pursuant to Section 380.07, Florida Statutes, shall suspend development authorization granted for this Development Order until the resolution of the appeal.

ADOPTED AND APPROVED WITH A QUORUM PRESENT AND VOTING THIS8th ~~5th~~ DAY OF OCTOBER~~,~~ 2026~~17~~.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

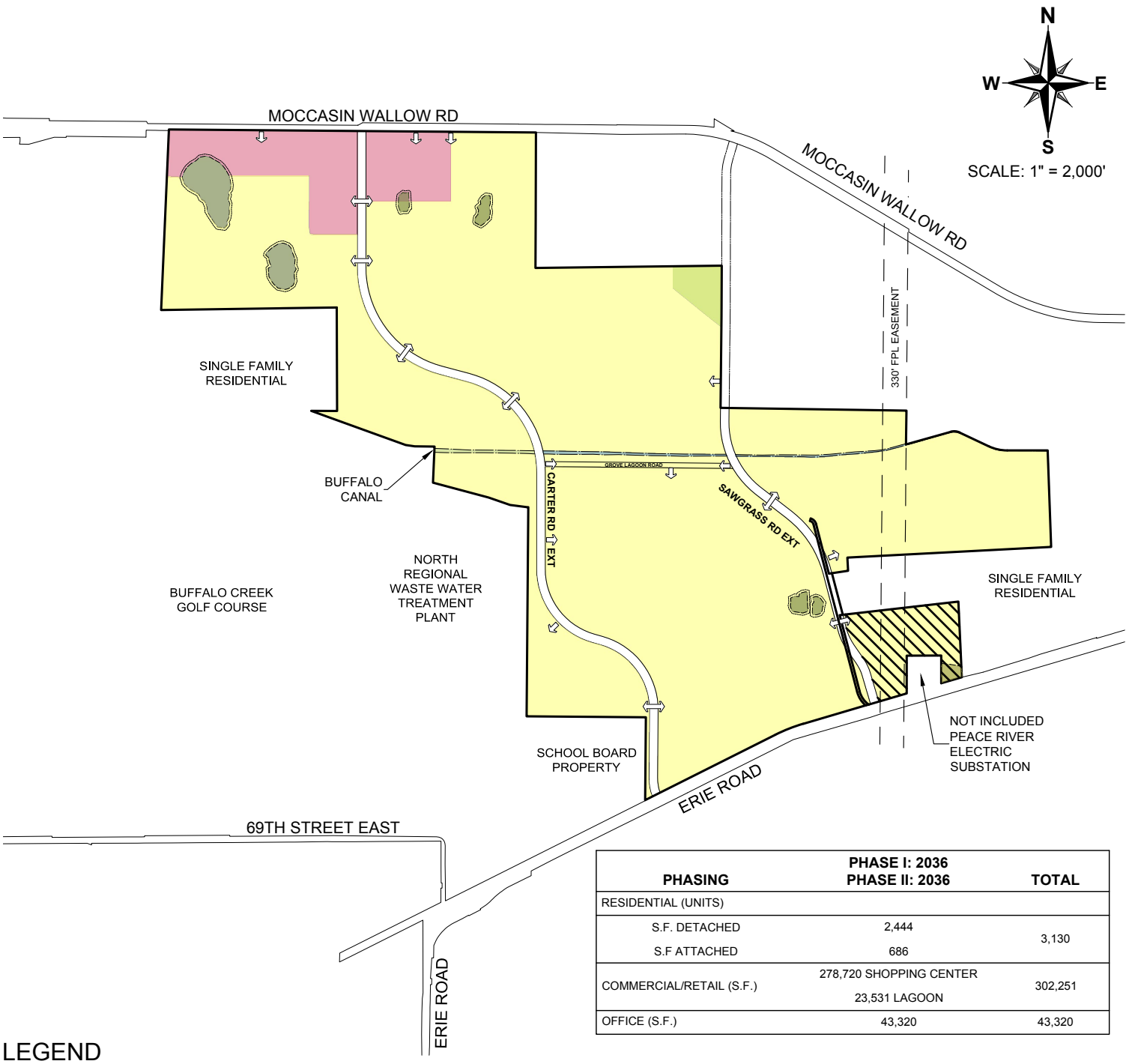
BY:_____

Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

EXHIBIT A



PHASING	PHASE I: 2036 PHASE II: 2036	TOTAL
RESIDENTIAL (UNITS)		
S.F. DETACHED	2,444	3,130
S.F ATTACHED	686	
COMMERCIAL/RETAIL (S.F.)	278,720 SHOPPING CENTER 23,531 LAGOON	302,251
OFFICE (S.F.)	43,320	43,320

LEGEND

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (+/- 64 ACRES)
- SINGLE FAMILY (+/-1,016.1 ACRES)
- WETLAND CONSERVATION AREA/BUFFALO CANAL (+/-19.8 ACRES)
- BUFFALO CANAL - "STREAMS & WATERWAYS" (+/-5.0 ACRES)
- PROPOSED RIGHT-OF-WAY (+/- 44.1 ACRES)
- UPLAND PRESERVATION AREA (+/- 6.0 ACRES)
- *RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER (+/- 35.3 ACRES)
- CONCEPTUAL ACCESS POINT

*NOTE: RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER IS INCLUDED AND PART OF SINGLE FAMILY RESIDENTIAL ACREAGE (+/- 1,016.1 ACRES)

NOTES:
1. LAND USE SHOWN MAY BE MODIFIED SUBJECT TO THE PROVISIONS OF THE LAND USE EQUIVALENCY MATRIX AS ADOPTED WITHIN THE DEVELOPMENT ORDER
2. LDC 350.4.A - PUBLIC EDUCATIONAL FACILITIES SHALL BE ALLOWABLE USES IN ALL ZONING DISTRICTS, EXCEPT HEAVY MANUFACTURING AND CONSERVATION ZONING DISTRICTS SUBJECT TO COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS SET FORTH IN THIS SECTION. PUBLIC EDUCATIONAL FACILITIES MAY BE ALLOWED IN HEAVY MANUFACTURING AND ZONING DISTRICTS AT THE DISCRETION OF THE COUNTY.

HAMILTON ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
813.250.3535

2400 N. FORSYTH 106
ORLANDO, FL 32807
407.362.5929

8340 CONSUMER CIRCLE
SARASOTA, FL 32807
941.377.9178

PARRISH LAKES DRI
MAP H

JOB NUMBER	DATE	PREPARED BY
23HAM0173	07/07/2026	RYAN MCCAFFREY

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.

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Quantana Acevedo,** 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 **Notice of Development of Regional Impact and Zoning Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner Land Use Meeting on October 8, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **September 21, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Q Acevedo
Quantana Acevedo, Planning and Zoning Tech III

Sworn to and subscribed before me this this 21st day of September 2026, by Quantana Acevedo, who is personally known to me or who has produced (type of identification) as identification.

ROBERTA JO ROY
MY COMMISSION # HH 639380
EXPIRES: February 28, 2029

Roberta Jo Roy
(Signature of Notary Public)

Roberta Jo Roy
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 2/28/2029

Commission Number: HH 639380

NOTICE OF PUBLIC HEARING

NOTICE OF DEVELOPMENT OF REGIONAL IMPACT AND ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **October 8, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida,** to consider and act upon the following matters:

Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance No. 17-36 and rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact (DRI #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the Development Order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka Stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC.; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

The Parrish Lakes DRI consists 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).

PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. (Owners) – PLN2408-0049
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, 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) Revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) acknowledge a public education facility and commercial/retail uses on Parcel C-7 as permitted uses; 3) eliminate Section 3.P (P1-P12) for affordable housing; 4) allow Phase I and Phase II buildout dates to be completed in 2036; and modify certain conditions consistent with current department practices and other amendments for internal consistency, subject to stipulations as conditions of approval; setting forth findings; providing legal description; providing for severability; and providing an effective date.

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).

PDC-18-14(G)(R2) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.) – Life Storage Largo I LLC (Owner) – PLN2607-0083
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, revising Zoning Ordinance PDC-18-14(Z)(G) by amending a previously approved General Development Plan increasing the total maximum permitted Floor Area Ratio to 0.75 from 0.46, removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.10 acres) and Parcel

B (3.10 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County); retaining the previously approved Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant, attached hereto as Exhibit B, with no changes; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability and providing an effective date.

PDC-18-21(Z)(P)(R) – Sawgrass Storage – PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area, generally located on the south side of Moccasin Wallow Road, 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road, and commonly known as 9435 Moccasin Wallow Road, providing for a rezone of approximately 7.71 acres from General Agriculture (A) to Planned Development Commercial (PDC) Zoning District of a total of approximately 22.45-acre site; amending Zoning Ordinance No. PDC-18-21(Z)(P); amending Preliminary Site Plan to add additional spaces for outdoor storage and accessory parking and retaining the 206,645 square feet of mini-warehouse (including RV and boat storage space); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-23-27(G)(R) – Bradenton Crossings JACK 95, LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC-SCHOOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC-DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160 This item to be continued to November 19, 2026 due to continuation at Planning Commission

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDMU-23-27(Z)(G) by requesting approval of a modification to the previously approved a General Development Plan: 1) adding approximately 192,649 square feet to the maximum allowable intensity of nonresidential uses of approximately 768,398 square feet for the entire proposed development; 2) reducing 100,000 square feet from the previously approved addition of 150,000 square feet in the approximately School area (Area B – approximately 11 acres) and allocating the 100,000 square feet to the Commercial/RV (Area C – approximately 20 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/RV (Area C – approximately 20 acres) for a maximum of 624,899 square feet should development on overall site not reach the maximum intensity of nonresidential uses; 4) limiting possible maximum 4-story, 125-room hotel, commercial/retail use, and medical and professional office uses to the Commercial/Retail/Office area (Area A); and 5) limiting possible warehouse and outdoor storage uses to the Commercial/Retail/Office (Area A) and the Commercial/RV areas (Area C), the total property being approximately 35.28 acres and generally located at the southeast quadrant of the intersection of US 301/US41 and 13th Avenue E, and commonly known as 202 13th Avenue E, Bradenton (Manatee County); retaining without modification of the approved Schedule of Permitted and Prohibited Uses as previously voluntarily proffered by the applicant and attached herein as Exhibit B; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-04-39(G)(R4) – Concession Phase VI – PLN2603-0145

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDR-04-39(G)(R3), and approving an amended General Development Plan to: a) reallocate two (2) previously approved residential dwelling units to 2.41± acres of an approximate 2.49±acre parcel in the PDR (Planned Development Residential) Zoning District and, b) remove alternate second means of access west of Tract 801; the total number of approved residential units remains unchanged at 255 with the approval of the Amended General Development Plan; located in the Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment Overlay Zoning District (PDR/WP-E/ST); the subject parcel is on the south side of State Road 70 East, and east of Lindrick Lane, Bradenton (unincorporated Manatee County) all within a Project known as “The Concession”; subject to amended voluntarily proffered conditions of approval (fka stipulations); setting forth findings; providing for severability; providing a legal description; and providing an effective date

PDR-25-04(G)(R) – 5TH Street Elmington – Westerman Investments, LLC (Owner) – PLN2603-0016
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for the requested approval of an amendment to Ordinance No. PDR-25-04(Z)(G) and its associated General Development Plan, requesting an increased density for up to 108 multi-family residential units from the previously approved 90 multi-family units, with one hundred (100%) percent of the units remaining designated as "Affordable Housing" in accordance with a Land Use Restriction Agreement (LURA); the property being located on approximately 3.38 acres, retaining its PDR (Planned Development Residential) zoning, and generally being located 800 feet east of the intersection of 1st Street and 301 Boulevard East, and commonly known as 4010 5th Street East, Bradenton, (unincorporated Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton, Inc. (Owner) – PLN2602-0134
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.14 acres of an approximately 11.37 acre parcel from Suburban Agriculture (A-1) to General Commercial/Limited (GC/L) Zoning District with the remaining approximately 10.23 acres of said parcel retaining the existing Planned Development – Mixed Use (PD-MU) Zoning designation; the property being generally located on the north side of SR 64 East, approximately 1,500 feet west of Cypress Creek Boulevard and 300 feet east of Morgan Johnson Road, and commonly known as SR 64 E, Bradenton (unincorporated Manatee County); approving a Schedule of Permitted and Prohibited Uses and conditions of approval, as voluntarily proffered by the applicant limiting use to outdoor storage and attached as Exhibit B; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: public.comments@mymanatee.org

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. 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 said Public Hearing will need a record of the proceedings, and for such purposes he 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.

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: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
public.comments@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.

THIS 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: September 21, 2026

Public Comment

Manatee County Government

Submitted On: May 28, 2026, 02:27PM EDT

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

Manatee County Government

Submitted On:
Sep 11, 2026, 01:51PM EDT

Full Name	**First Name:** tonya **Last Name:** byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	September 17, 2026
Topic/Agenda Item	Parrish Lakes
Comment	No more building, No extending Sawgrass Road, on Amending ordinance PDMU-16-16 (G)(R3) and Ordinance 26-15 ! Stop! Parrish needs more open spaces to much building because of Greed!

Public Comment

Manatee County Government

Submitted On: May 28, 2026, 02:27PM EDT

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
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Public Comment

Manatee County Government

Submitted On:
Sep 11, 2026, 01:51PM EDT

Full Name	**First Name:** tonya **Last Name:** byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	September 17, 2026
Topic/Agenda Item	Parrish Lakes
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Public Comment

Manatee County Government

Submitted On: May 28, 2026, 09:41PM EDT

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

Manatee County Government

Submitted On: May 28, 2026, 09:34PM EDT

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

Manatee County Government

Submitted On: May 28, 2026, 02:27PM EDT

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

Manatee County Government

Submitted On: May 25, 2026, 04:37PM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 10:36AM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 06:56AM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 08:19AM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 08:18AM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 08:10AM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 08:16AM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 07:05AM EDT

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

Manatee County Government

Submitted On: May 13, 2026, 07:22AM EDT

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

Manatee County Government

Submitted On: Apr 17, 2026, 04:00PM EDT

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?

From: Nathan Burrows (ITSCo - US) <nathan.burrows@pwc.com>
Sent: Thursday, June 4, 2026 9:35 AM
To: Cj Mills <CJ.Mills@mymanatee.org>
Subject: SeAire resident at 7450 Sea Manatee St Parrish

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Hello,

I am writing to voice my public opinion concerning the proposed changes to the buildings and residences in the SeAire subdivision off of Moccasin Wallow Road. I am a new resident to this community, having bought my home only 2 weeks ago. However I am not new to Manatee County.

I have serious concerns about the requested changes to the community plans in the SeAire sub-division in relationship to changes in the structure plan of adding more high capacity residence buildings and leveraging the existing access roads which will cause more congestion. Additionally, I feel it is disingenuous to advertise a community billed as a single-family home community and then change it to higher density higher volume community, specifically to buyers such as myself who were seeking a quieter community. Had I been made aware of this intent, I would not have been as likely to purchase the home I have bought in this community.

That brings me to a follow-on point: There is already a plethora of high-density complexes both existing and in construction in the surrounding area from which potential tenants can choose from. There are more homes available then there are tenants and buyers to occupy them.

I stand firmly against this requested action.

Nathan Burrows

Government Compliance and Resource Operations Senior Manager

Nathan.burrows@pwc.com

Please Note: *I often work irregular hours. If you receive an email or message from me during a time before or beyond your normal business hours please do not feel the need to respond immediately.*

The information transmitted, including any attachments, is only for the intended recipient and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited, and all liability arising therefrom is disclaimed. If you received this in error, please contact the sender, delete the material from any computer and destroy any copies.

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Communications through PwC information technology systems may be monitored for security and lawful business purposes.

Public Comment

Manatee County Government

Submitted On: Jun 4, 2026, 09:31AM EDT

Full Name	**First Name:** Des **Last Name:** Dickson
Email	despdickson@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Seaire Community
Comment	I do not support any increase in housing density or additional residential units. Many homeowners are concerned about the current impact of the existing development on the neighborhood, including traffic, infrastructure, overcrowding, property values, and the overall quality and character of the community. The area is also becoming crowded with affordable housing developments, and it is deterring others from wanting to live here. Please approve the cleanup only, without approving any additional housing capacity.

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						
SFD		2,421	1	250	0	605,250
SFA		580	1	250	0	145,000
MF		400	0.6	250	0	60,000
TOTALS:		3,401				810,250
OFFICE	35,000	0	0	0	0.24	8,400
RETAIL	260,000	0	0	0	0.12	31,200
TOTALS:	295,000					39,600
			EXISTING RESIDENTIAL + NONRESIDENTIAL			849,850
PROPOSED USES						
SFD		2,444	1	250	0	611,000
SFA		686	1	250	0	171,000
MF		0	0.6	250	0	0
TOTALS:		3,130				782,500
OFFICE	43,320	0	0	0	0.24	10,397
SHOPPING CENTER	302,251	0	0	0	0.12	36,270
TOTALS:	345,571					46,667
			PROPOSED RESIDENTIAL + NONRESIDENTIAL			829,167

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						
SFD		2,421	1	185	0	447,885
SFA		580	1	185	0	107,300
MF		400	0.6	185	0	44,400
TOTALS:		3,401				599,585
OFFICE	35,000	0	0	0	0.20	7,000
RETAIL	260,000	0	0	0	0.10	26,000
TOTALS:	295,000					33,000
			EXISTING RESIDENTIAL + NONRESIDENTIAL			632,585
PROPOSED USES						
SFD		2,444	1	185	0	452,140
SFA		686	1	185	0	126,910
MF		0	0.6	185	0	0
TOTALS:		3,130				579,050
OFFICE	43,320	0	0	0	0.20	8,664
SHOPPING CENTER	302,251	0	0	0	0.10	30,225
TOTALS:	345,571					38,889
			PROPOSED RESIDENTIAL + NONRESIDENTIAL			617,939

WATER	SEWER
SFD: (# of units) x 1 (EDU) x 250 (RATE) = Demand	SFD: (# of units) x 1 (EDU) x 185 (RATE) = Demand
SFA: (# of units) x 1 (EDU) x 250 (RATE) = Demand	SFA: (# of units) x 1 (EDU) x 185 (RATE) = Demand
MF: (# of units) x 0.6 (EDU) x 250 (RATE) = Demand	MF: (# of units) x 0.6 (EDU) x 185 (RATE) = Demand
General Commercial: (non-res sf) x 0.12 = Demand	General Commercial: (non-res sf) x 0.10 = Demand
General Office: (non-res sf) x 0.24 = Demand	General Office: (non-res sf) x 0.20 = Demand

From: Patty Thompson <shrealtync@gmail.com>
Sent: Wednesday, October 7, 2026 12:29 PM
To: Public Comments <public.comments@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Public Opposition to Parrish Lakes DRE #28/PLN2408-0048 and GDP Amendment PLN2408-0049

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PUBLIC OPPOSITION TO PARRISH LAKES DRI #28 / PLN2408-0048 AND GDP AMENDMENT PLN2408-0049

I am submitting this written objection in strong opposition to moving forward with the Parrish Lakes DRI #28 and related GDP amendment at this time.

Most importantly, the County should resolve Ordinance 26-42 before making decisions on major development matters that could be affected by the issues the proposed moratorium is intended to address. Ordinance 26-42 was brought forward specifically to allow the County time to evaluate the impacts of large-scale development and large-load demands, including infrastructure, water, electricity, noise, buffering, compatibility and other land-use considerations. The second public hearing was scheduled for October 6, but the meeting could not proceed because there was no quorum.

It is extremely concerning to the public that the moratorium hearing was delayed and a major 1,155-acre development is nevertheless proceeding to a public hearing immediately afterward.

At a minimum, the Parrish Lakes hearing should be continued until Ordinance 26-42 has been heard and resolved and the County has determined what effect, if any, the moratorium and resulting regulatory review should have on this development.

The public should not be placed in a position where a major development decision is made while a directly relevant County policy is still pending before the Board. Doing so creates a serious appearance of an unfair or inconsistent process and risks undermining public confidence in County government.

The proposed Parrish Lakes changes are substantial. They involve thousands of residential units, hundreds of thousands of square feet of commercial and office development, changes to development conditions, removal of affordable-housing conditions, and an extended buildout timeline. These are not minor administrative changes that should be rushed through while the County is simultaneously considering whether its existing regulations adequately address large-scale development and infrastructure impacts.

I respectfully request that the Board:

1. Continue the Parrish Lakes DRI and related zoning/GDP matters.

2. Hear and resolve Ordinance 26-42 first.

3. Ensure that the outcome of the moratorium and any resulting changes to County regulations are fully considered before this development proceeds.

4. Provide the public with a clear explanation of how the County determined it was appropriate to proceed with this major development hearing while the moratorium process remained unresolved.

5. Preserve public confidence by ensuring that the process is transparent, consistent and fair to the residents of Manatee County.

The public has a right to expect that major development decisions will be made based upon the rules and policies that are ultimately determined to be appropriate for our community—not while those rules and policies are still being actively considered.

Proceeding with this matter before the moratorium is resolved would further damage public trust in the process. I strongly urge the Board to continue this matter and hear Ordinance 26-42 first.

Please include this written objection in the public record and provide it to the members of the Board before the October 8 hearing.

Please confirm that this written public comment has been received, provided to the Board of County Commissioners before the October 8 meeting, and included in the official public record for the Parrish Lakes DRI #28 and related GDP amendment, including PLN2408-0048 and PLN2408-0049.

Please also confirm whether I need to submit this comment through any additional County form or process

Sincerely,

Patty Thompson

Public Comment

Manatee County Government

Submitted On:
Oct 7, 2026, 04:20AM EDT

Full Name	**First Name:** Malcolm **Last Name:** Tennant
Email	mactennant@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 15, 2026
Topic/Agenda Item	Connect Carter Rd to Erie Rd
Comment	please prioritize this intersection. It will make a big difference in alleviating traffic congestion.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 02:04PM EDT

Full Name	**First Name:** Isabel **Last Name:** Lawrence
Email	itsybel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 09, 2026
Topic/Agenda Item	Sawgrass Road through to Erie Road
Comment	I was wondering when Sawgrass road will be completed through to Erie Road so residents in the moccasin wallow road has a more direct access to Erie & 301 instead of having to drive thruthe 2-lane roads and deal with school traffic. Completing the planned Sawgrass Road from Moccasin Wallow Road to Erie Road will alleviate a lot of unnecessary traffic thru the school zones. This is a much more needed improvement than yet another unnecessary round about.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 01:57PM EDT

Full Name	**First Name:** Gordon **Last Name:** Miller
Email	millerghr99@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Extension from Moccasin Wallow to Erie Re
Comment	We need at least one of the connections from Moccasin Wallow to Erie Rd (Carter or Sawgrass) soonest. Congestion on 75, 301, Ft Hamer, and Buffalo Rd demand more north/south routes now.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 01:55PM EDT

Full Name	**First Name:** Hope **Last Name:** Daniels
Email	hdaniels1985@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 15, 2026
Topic/Agenda Item	Infrastructure- Carter to eerie extension
Comment	Hello, and thank you for taking the time to speak with me today. My name is Hope Daniels, and I am a resident of Parrish living in the Isles at Bayview. I am reaching out as a community member who is increasingly concerned about the area's transportation infrastructure and, specifically, the status of the planned Carter Road connection to Erie Road and its associated roundabout. I would like to understand why this connection has not been completed and, more importantly, what the current funding and construction timeline actually is. As a resident who regularly travels to the businesses and services along US 301 and uses 69th Street and Buffalo Road to make that commute, I see firsthand how overburdened these roads have become. What should be a roughly five-mile trip from my neighborhood to the Cross Creek shopping area can routinely take approximately 25 minutes. The combination of school traffic, buses, residential growth, and two-lane roadways creates significant congestion, particularly during peak commuting and school hours. This is not simply an issue of inconvenience. Parrish is growing at an extraordinary pace, and our roadway network needs to provide multiple viable routes rather than funneling an increasing number of residents onto the same limited corridors. That is why I am particularly concerned about the Carter Road to Erie Road connection. The County's own planning documents identify improvements associated with the Carter Road connection to Erie Road, including intersection improvements at Erie Road and Harrison Ranch Boulevard/Carter Road. The County's transportation planning also recognizes the need for additional connectivity throughout this rapidly growing area.

At the same time, residents are currently dealing with major construction and capacity constraints along Moccasin Wallow Road, Buffalo Road, Buckeye Road, and other critical routes. This raises an important question: If the County has identified another potential connection between major roadways, why are we not prioritizing that connection as part of the broader transportation network?

A connection between Carter Road and Erie Road could give residents another route, distribute traffic across more of the roadway network, and reduce the number of trips being forced onto already congested roads. It could also provide a much-needed alternative for families traveling to Parrish High School, PCA, local businesses, and other destinations throughout the community.

I understand that the County has limited funding and that transportation projects must be prioritized. What I am asking for is transparency around this particular project.

Specifically:

1. What is the current funding status of the Carter Road/Sawgrass Road connection to Erie Road and the associated roundabout?
2. Has the project been formally funded, programmed, or deferred? If so, what fiscal year is currently anticipated for construction?
3. If funding has not been approved, why has this project not been prioritized given the current and projected traffic conditions in the area?
4. What entity or entities are responsible for funding the project?
5. What is the current projected construction timeline?
6. If the roadway connection is being constructed or extended without the roundabout/intersection improvements needed to make it function effectively, why is the project being phased that way?
7. Has the County evaluated the Carter-to-Erie connection specifically as a way to provide additional traffic relief while other major Parrish corridors are under construction?

I am not opposed to growth. In fact, I understand that growth is inevitable and that Parrish will continue to develop. My concern is that our transportation infrastructure needs to keep pace with that growth.

When the County has the opportunity to create additional connections between major roadways, I believe those connections should be evaluated not only as individual projects, but as part of the larger transportation network. Building more capacity on existing roads is important, but so is creating alternate routes that allow traffic to disperse rather than continually concentrating it on the same corridors.

Residents should not have to spend 25 minutes traveling five miles because there are so few viable routes through the community.

I would greatly appreciate a clear explanation of where the Carter Road to Erie Road project currently stands, why it has been delayed or deferred if that is the case, and what needs to happen for it to move forward.

Thank you for your time and for your work on the transportation challenges facing Parrish. I look forward to your response.

From: Dave Thompson <davet767757@gmail.com>
Sent: Wednesday, October 7, 2026 4:55 PM
To: Public Comments <public.comments@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Public opposition to Parrish Lakes DRE #28/ PLN2408-0048 and GDP Amendment PLN2408-0049

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Public Comment Regarding Parrish Lakes — Ordinance 26-15 and Associated PDMU/GDP Amendment

To the Manatee County Board of County Commissioners and County Staff:

I am submitting this written public comment to formally state my objection to the consideration and approval of the Parrish Lakes Development of Regional Impact (DRI) amendment, Ordinance 26-15, and the associated PDMU-16-16(G)(R3) General Development Plan amendment, particularly as it relates to the proposed commercial and office entitlements.

I am submitting this objection because I have serious concerns that approving these development rights before the Board considers Ordinance 26-42, the proposed moratorium concerning data centers and other large-load customers, could potentially create development rights or a pathway that may not be subject to the protections contemplated by the moratorium.

I am not alleging improper intent by the Board, the applicant, or County staff. I am asking that the potential legal consequences of the sequencing of these matters be addressed openly and clearly.

Specifically, I request that the County determine and place on the public record:

Whether approval of the Parrish Lakes commercial and office entitlements before Ordinance 26-42 is considered could create vested, existing, or otherwise protected development rights that could subsequently be used for a data center, large-scale data center, server facility, data-processing facility, or other large-load customer.

Whether any such use is expressly permitted, conditionally permitted, or potentially allowable under the proposed PDMU-16-16(G)(R3) zoning, General Development Plan, DRI amendment, development agreement, or associated land-use documents.

Whether a future applicant could establish such a use without obtaining a new discretionary approval that would be subject to Ordinance 26-42.

If another approval would be required, what specific approval would be required and whether that approval would be prohibited or restricted if Ordinance 26-42 is subsequently adopted.

Whether approval of Parrish Lakes before consideration of Ordinance 26-42 could in any way limit the County's ability to apply the proposed moratorium to a future data-center or large-load proposal within the Parrish Lakes development.

If the County's position is that approval of Parrish Lakes cannot create such a pathway, I respectfully request that the specific provision of the zoning ordinance, development order, DRI amendment, GDP, or other controlling document establishing that protection be identified.

The public deserves clarity on this issue before development rights are granted.

I am particularly concerned that the proposed Parrish Lakes plan includes substantial commercial and office development, and that the County is simultaneously considering regulations specifically addressing data centers and other large electrical-load users. Given the scale of infrastructure, electrical demand, water use, traffic, noise, and other potential impacts associated with such facilities, it is important that the County not inadvertently create development rights that could later be used for a substantially different and potentially incompatible use.

For these reasons, I formally object to Ordinance 26-15 and the associated Parrish Lakes PDMU/GDP amendment as currently proposed, and I request that my objection be entered into the public record.

I also request that this written comment be provided to the Board of County Commissioners, County Attorney, County Administrator, Planning and Development Services staff, and included with the materials associated with the Parrish Lakes applications.

I will be submitting a separate written public comment regarding Ordinance 26-42 and the proposed data-center/large-load moratorium.

Thank you for your consideration.

Respectfully,

David Thompson

Sent from my iPhone

From: Anthony Sciullo <anthony.sciullo@mymanatee.org>
Sent: Wednesday, October 7, 2026 10:24 PM
To: Clarke Davis <clarke.davis@mymanatee.org>; Denise Greer <denise.greer@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>
Cc: Prony BonnaireFils <prony.bonnairefils@mymanatee.org>
Subject: Re: Erie road roundabouts at Carter and sawgrass td

Good Evening,

Thank you for the response, this Parrish Lakes hearing is tomorrow and has already been to planning as you know.

It is my opinion that details of the intersection connections on Erie road (Carter and sawgrass) both temporarily as described here and permanently as described in the applicants design work, site plans and presentation to the Planning Commission fail to present this clearly to commissioners and the general public.

I would like to request this summary of transportation plans for this connection be shared if possible during the staff briefing. My intent isn't to impact their decision on the project but for awareness on the timeline and plan for the County's transportation plan and forecast for these two locations.

I am also including the BOCC chair on this for awareness and potential inquiry. Other BOCC members were deliberately excluded to avoid any quasi judicial concerns that may arise from a group discussion.

Thank you for your time,

VR/

Anthony Sciullo

From: Clarke Davis <clarke.davis@mymanatee.org>
Sent: Wednesday, October 7, 2026 3:13 PM
To: Denise Greer <denise.greer@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>
Cc: Prony BonnaireFils <prony.bonnairefils@mymanatee.org>
Subject: RE: Erie road roundabouts at Carter and sawgrass td

Mr. Sciullo,

Excerpting from another email to Transportation Planning staff so they will have this information at the hearing and with key points in bold:

The County has an agreement with Parrish Lakes DRI that*, among other things,* ***includes reimbursement provisions for the developer's construction of roundabouts at the intersections of Erie Rd with Carter Rd/Harrison Ranch Blvd and Erie Rd with Sawgrass Rd.*** *The construction was to occur* ***based on plans prepared and permitted by the County****, and because developer's construction is the subject of a reimbursement provision, the County funding would have to be programmed in the Capital Improvement Program.*

After the agreement was executed, the Erie Rd "west" project was deferred until additional funding is available. Therefore, the ***roundabout designs are not complete and permitted, and CIP funding is not in-place for the reimbursement.*** *However, recognizing the need to provide intersection form and control that is better than stop control,* ***the County programmed span wire traffic signals at the two Erie Rd intersections.*** *These are lower cost improvements than roundabouts. A traffic signal is funded in FY27 for each intersection, and work assignments for designs are expected to be issued within the next several weeks.* ***The full schedule is not set, but we tentatively expect traffic signal designs to be completed in Spring 2027 and construction to be completed in Fall 2027.***

Thanks.

Clarke

=-=-=-=

Clarke Davis

Interim Director

Manatee County Public Works

9000 Town Center Parkway

Bradenton, FL 34202

ofc: 941.708.7450 x7272

cel: 941.290.8476

clarke.davis@mymanatee.org

From: Denise Greer <denise.greer@mymanatee.org>
Sent: Tuesday, October 6, 2026 4:20 PM
To: Anthony Sciullo <anthony.sciullo@mymanatee.org>; Clarke Davis <clarke.davis@mymanatee.org>
Subject: RE: Erie road roundabouts at Carter and sawgrass td

Hi Anthony

I would prefer we get an answer from Clarke Davis, Interim Public Works Director as I am not completely up to speed on all the agreements.

Clarke can you help both of us understand the roundabouts at for Carter Road and Sawgrass Road on Erie Road. Thank you!!

Denise Greer, P.E. LEED^{AP} | Deputy Director

Manatee County Government

Development Services

9000 Town Center Parkway

Lakewood Ranch, FL 34202

Office 941- 708-7450 x 7434

Mobile 941-713-5445

mymanatee.org

Under Public Records Act, email communications sent to and from this address may be subject to public disclosure.

Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.

From: Anthony Sciullo <anthony.sciullo@mymanatee.org>
Sent: Tuesday, October 6, 2026 2:54 PM
To: Denise Greer <denise.greer@mymanatee.org>
Subject: Erie road roundabouts at Carter and sawgrass td

Good afternoon Ma'am,

I was recently asked about the round about projects at the two locations mentioned in the subject line. From what I understand those are NOT county funded projects to connect but I may be mistaken. Carter Road and Sawgrass Rd.

I know they were part of the internal roads in the project plan through Parrish lakes., so I was assuming their connection to Erie via roundabout was included in that system.

Am I mistaken in stating the roundabouts are NOT CIP but rather private public partnerships which are funded and moving ahead by the developer offset by impact fee credit?

Thanks for the help,

V/R,

Tony Sciullo

BOARD OF COUNTY COMMISSIONERS | OCTOBER 8, 2026

Parrish Lakes

PLN2408-0049 · PDMU-16-16(G)(R3)

PLN2408-0048 · Ordinance 17-36

GDP Amendment | DRI Amendment

Project Team

Justin O'Brien	|Director of Entitlements**, Metro Development Group**
Kartik Goyani	|Principal**, Metro Development Group**
Caleb Grimes, Esquire	|Counsel, **Grimes Galvano**
Marshall Robinson	|Planner, **Grimes Galvano**
Ryan McCaffrey, AICP	|Project Manager, **Hamilton Engineering**
Lucas Carlo, PE	|SVP, **Hamilton Engineering**
Steven Henry, PE	|Transportation Engineer, **TMC**

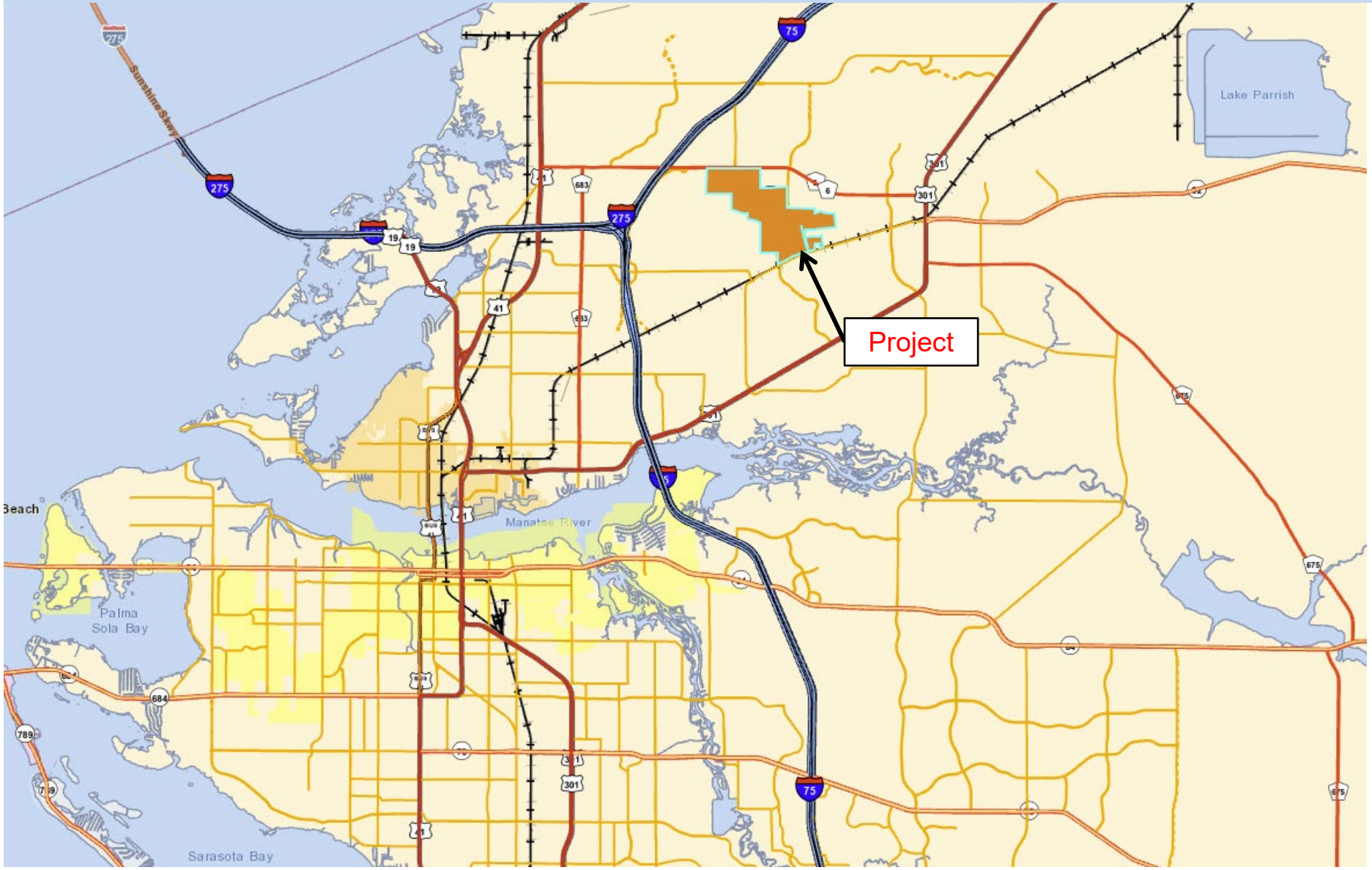
METRO DEVELOPMENT GROUP

GRIMES GALVANO, PL
Attorneys at Law | Est. 1922

HAMILTON ENGINEERING & SURVEYING, LLC

TMC Traffic & Mobility CONSULTANTS

Site Location



Parrish Lakes DRI

- ±1,155 acres
- South side of Moccasin Wallow Road
- ±0.75 miles east of the I-75 overpass
- Zoned Planned Development Mixed Use (PDMU)
- DRI #28 — Ordinance 17-36

Project Background

- Parrish Lakes is a 1,155-acre master-planned community in Parrish, Manatee County, Florida
- A 2010 Comprehensive Plan ordinance implemented designation of Mixed-Use
- Approved in 2017 as a Development of Regional Impact (DRI)
- General Development Plan (GDP) adopted at the same time
- Development Agreement (LDA-15-01) outlines infrastructure improvements
  - *$549k mitigation has been paid, required infrastructure is built and operational*
- Certificate of Level of Service (CLOS-17-058) valid through December 16, 2039
- More than 90% of the proposed residential lots have been platted

Listened. Revised. Recommended.

- 648 fewer residential units than our original ask
- 271 fewer units than what is approved today
- All 400 multi-family units eliminated
- A larger commercial town center serving the community
- Less potable water and less wastewater than what is approved today
- Zero net increase in trips
- No Comprehensive Plan amendment required

Current GDP Approval vs. Today's Ask

Less residential than what is already approved.

	Current GDP Approval	Current Proposal		Prior Proposal
Total residential units	**3,401**	**3,130**	↓	**3,778**
Single Family Detached (SFD)	2,421	2,444	↑	2,385
Single Family Attached (SFA/Townhome)	580	686	↑	993
Multi-Family (MF)	400	0	↓	400
Total non-residential square feet (sf)	**295,000**	**345,571**	↑	**246,750**
Commercial/Retail sf	260,000	302,251	↑	211,750
Office sf	35,000	43,320	↑	35,000
Proposed Density	3.28 DU/GA	3.08 DU/GA	↓	3.65 DU/GA
Proposed Intensity	0.14 FAR	0.12 FAR	↓	0.12 FAR

Water & Sewer

	Maximum Allowed	Existing	Proposed
Potable Water	957,000	849,850	829,167
Wastewater	720,500	632,585	617,939

Rate assumptions per Manatee County Utility Flow Contribution Table: 250 GPD water / 185 GPD sewer per single-family unit; office 0.24 / 0.20 per sf; retail 0.12 / 0.10 per sf.

Key Reductions

RESIDENTIAL

–648

total residential units
from May proposal

–400

multi-family units
than approved today,
zero remaining

UTILITIES

–20,683

less potable water GPD
than approved today

–14,646

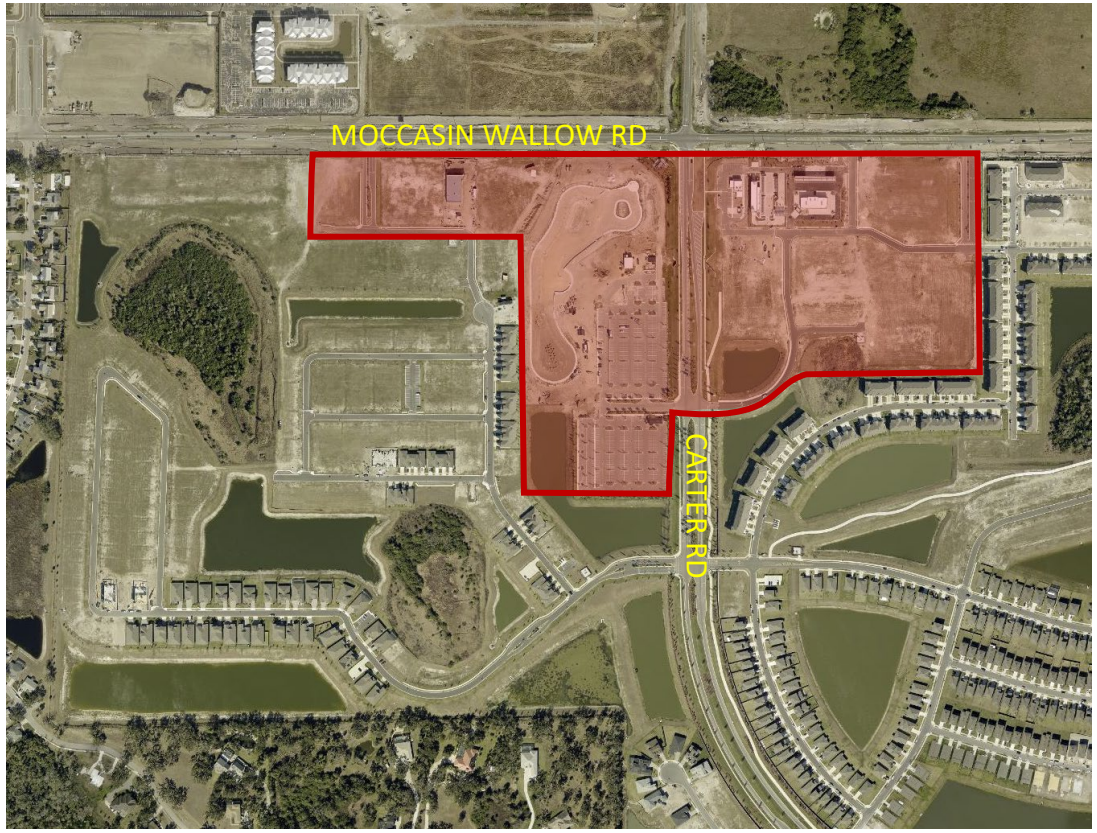
less wastewater GPD
than approved today

Zero trip increase over what is approved today

No Comprehensive Plan Amendment required

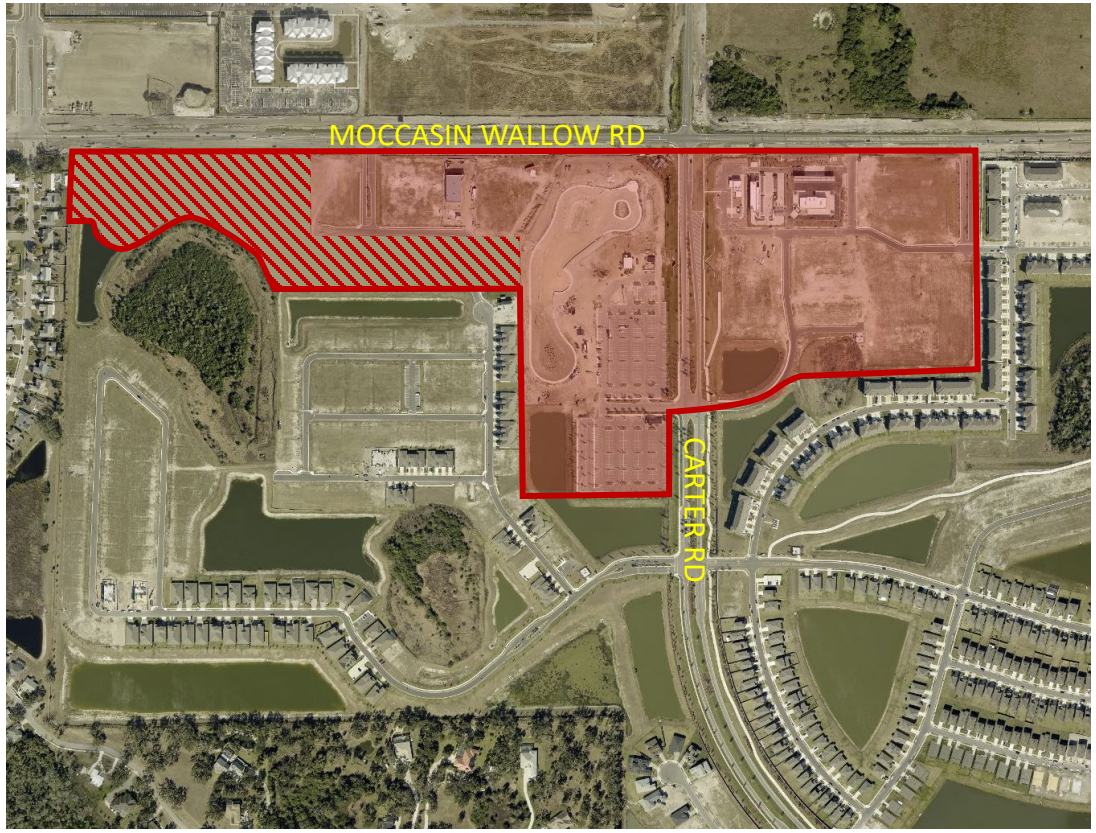
Commercial Area — Approved vs. Proposed

COMMERCIAL AREA APPROVED



295,000 sf
47.5 acres

COMMERCIAL AREA PROPOSED



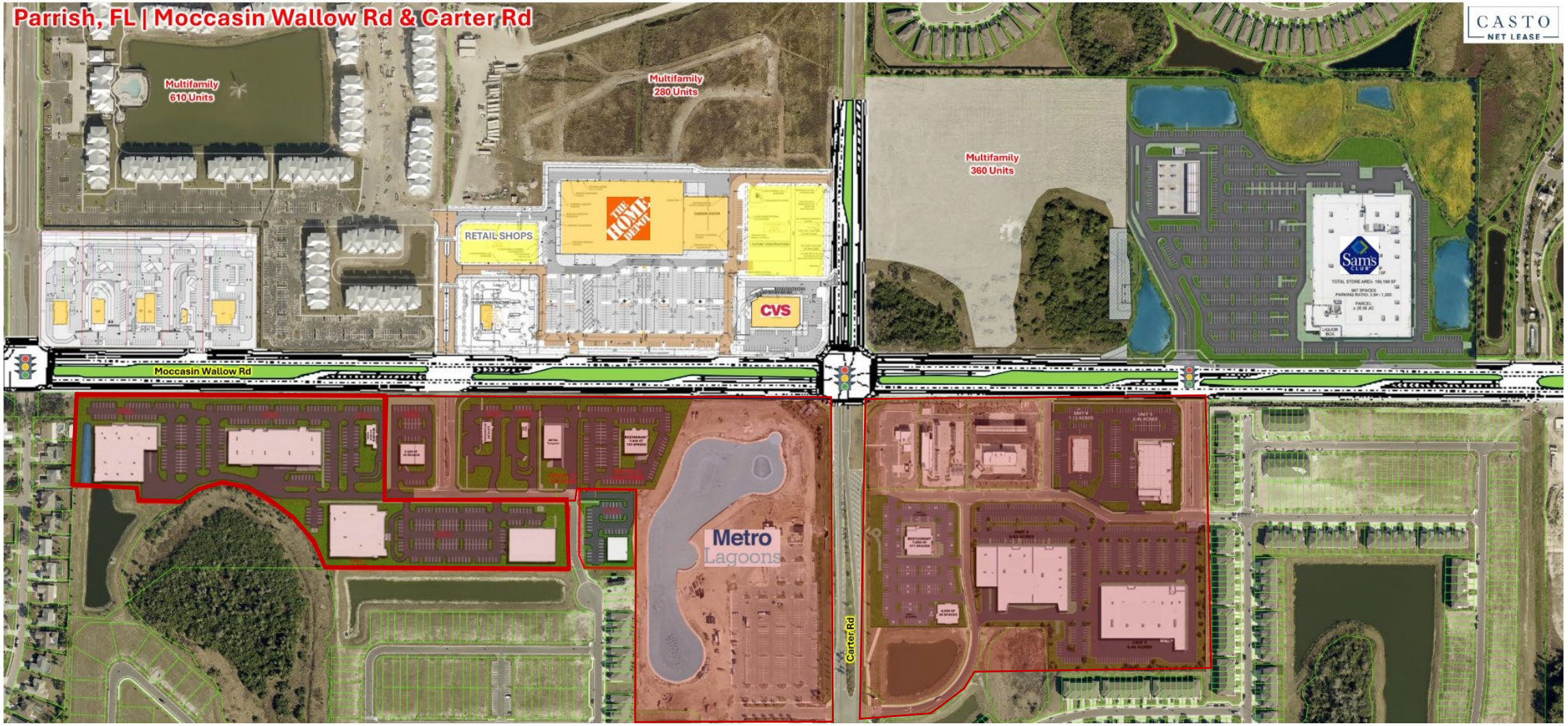
345,571 sf (+50,571 sf)
64 acres

Commercial Expansion



A mixed commercial district at Moccasin Wallow and Carter Road, anchored by the Metro Lagoon, bringing grocery, dining, coffee, banking, medical, and service brands to residents' doorsteps.

Commercial Expansion



Parcel C-7



Parcel C-7 (±35 ac) is located at the southeast corner of the community, at the intersection of Sawgrass Rd and Erie Rd

Currently approved for residential use under the GDP

Public schools are permitted in PDMU residential districts

- School use remains subject to its own approval process, including a traffic analysis, before approval

Added flexibility for a commercial use

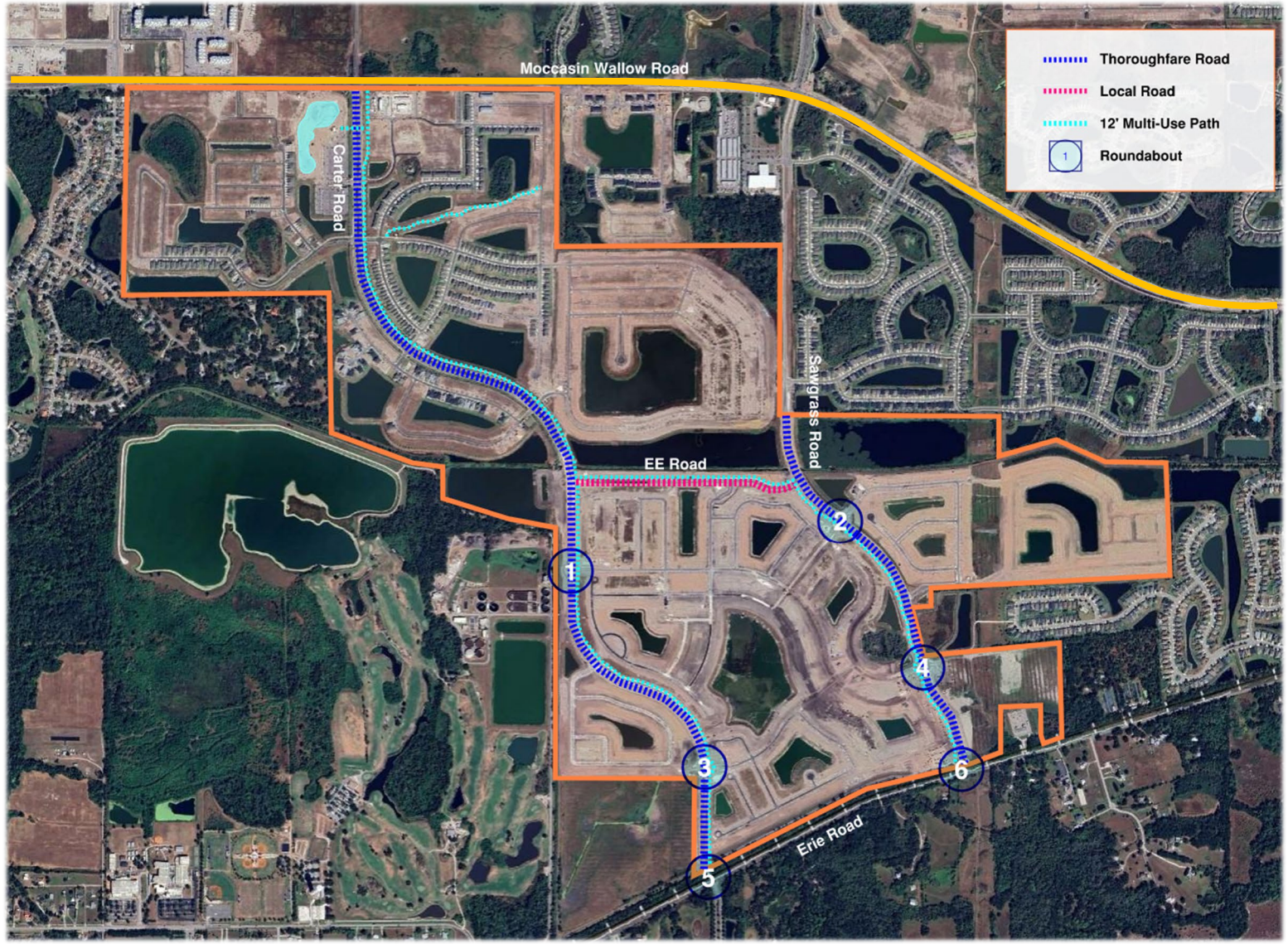
- Commercial use to be drawn from and fit within the project's vested trip and entitlement budget

SEAIRE™

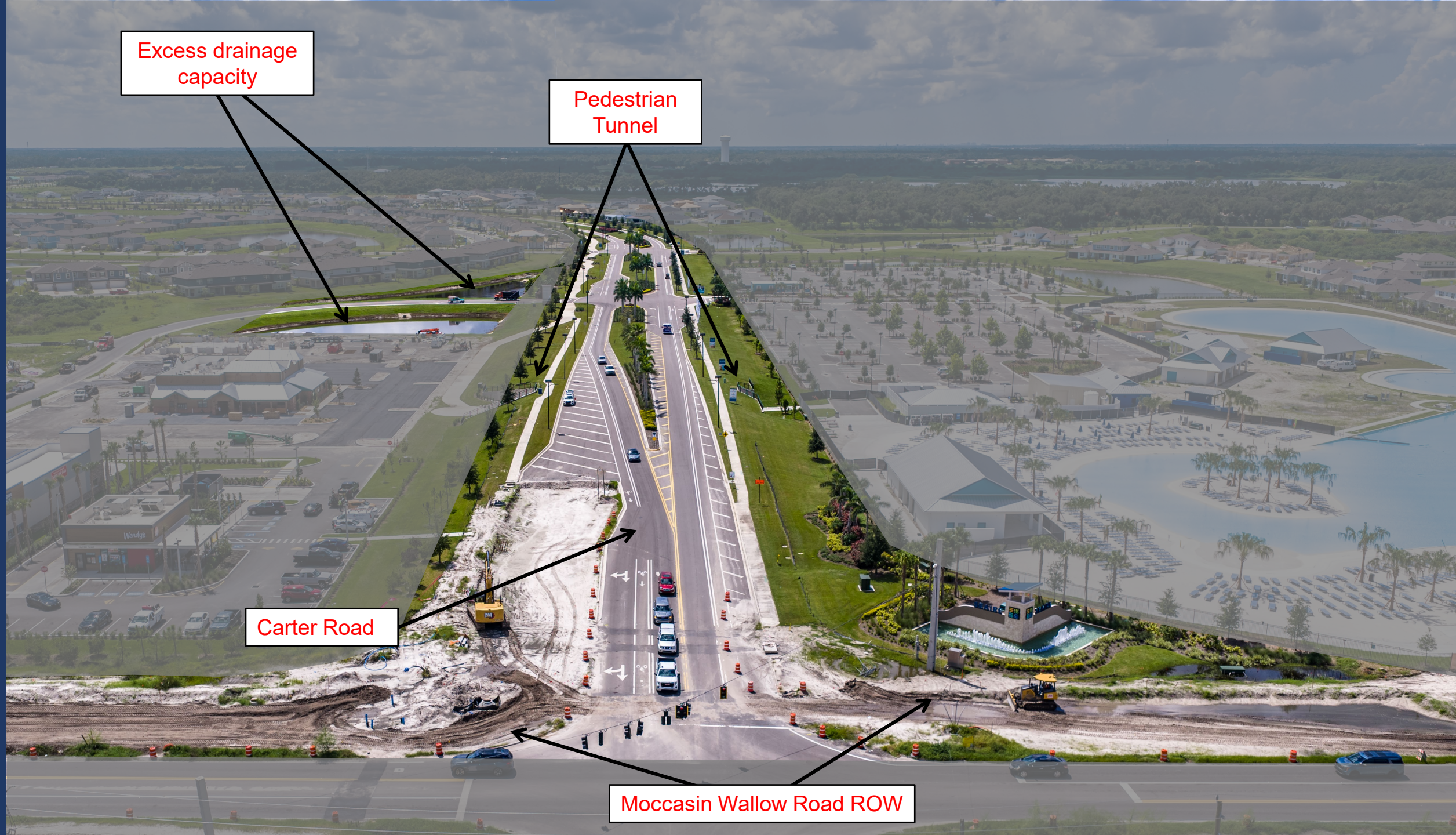


Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Seaire lifestyle and development; however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing changes or design considerations. September 2026

Developer Constructed Infrastructure



- Right-of-way conveyed to County for the Moccasin Wallow Road widening
- Oversized stormwater ponds to handle Moccasin Wallow expansion
- Carter & Sawgrass constructed to the County's ultimate 120-ft right-of-way
- Grove Lagoon (“EE”) Road built to thoroughfare thickness
- Roundabouts 1-4 constructed and open; 5 & 6 in final design
- 12-ft multi-use path along the thoroughfare network


Excess drainage capacity
Pedestrian Tunnel
Carter Road
Moccasin Wallow Road ROW


Sawgrass Road
Grove Lagoon Road (“EE” Road)
Carter Road
Excess drainage capacity

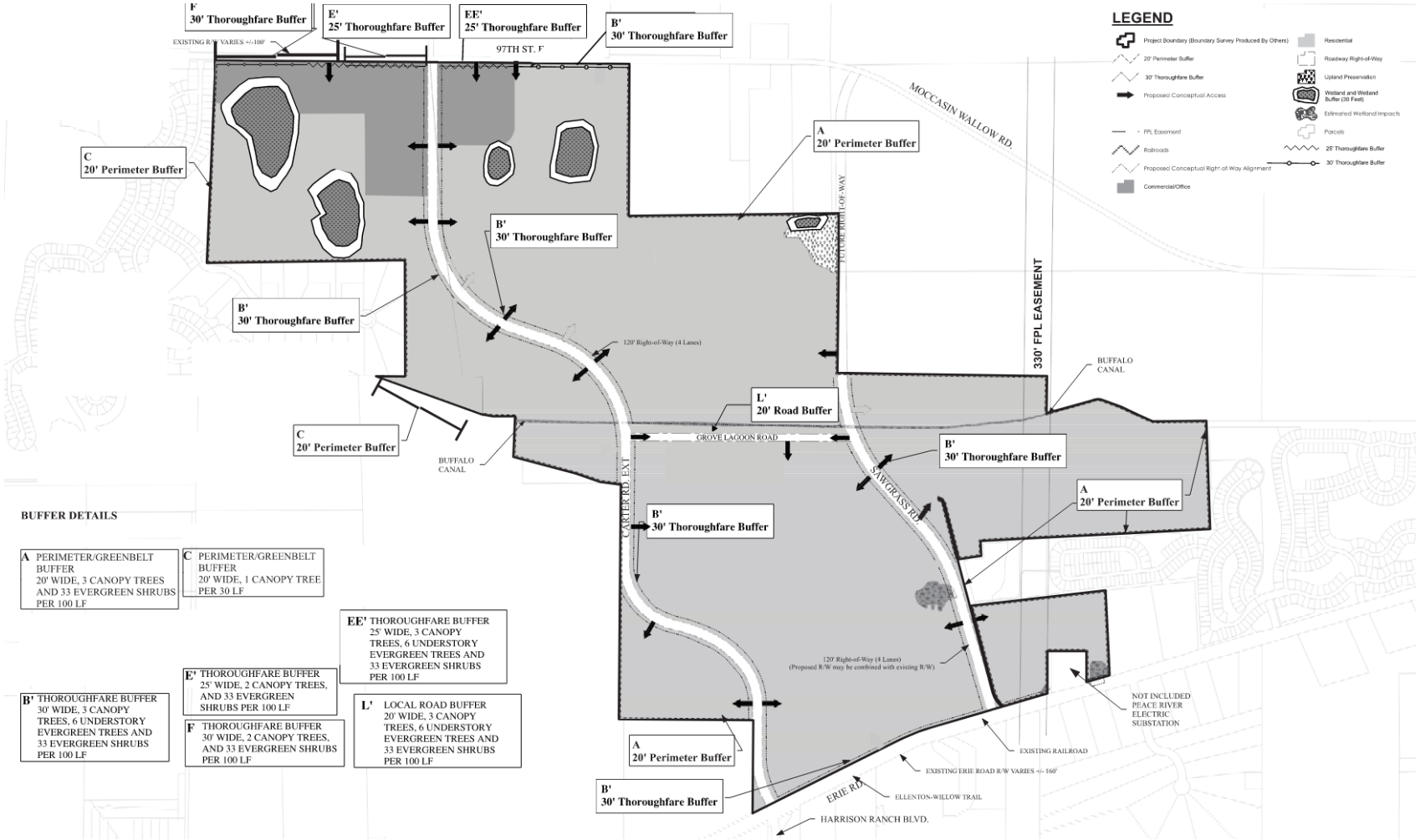

Moccasin Wallow Road
Carter Road


Carter Road
Grove Lagoon Road (“EE” Road)
Sawgrass Road


Grove Lagoon Road (“EE” Road)
Sawgrass Road


Sawgrass Road
School Bus Stop

Environmental Standards



- No change to stormwater management – 50% runoff reduction to Buffalo Canal remains
- Upland preservation updated to match approved site plan – 6.0 ac (exceeds 5.6 ac DRI minimum)
- No new wetland impact – remains at 0.4 ac for Sawgrass Road alignment
- No changes to open space
- No changes to buffering requirements

Traffic Neutral Land Use Exchange

What is the LUEM?

- The Land Use Equivalency Matrix (LUEM) is an approved tool built into Parrish Lakes 2017 DRI approval
- Provides guardrails while offering flexibility in development patterns for large projects with extended buildout timelines
- Result of exchange is **zero new vehicular trips** versus the vested development program

TABLE 2: LAND USE EQUIVALENCY MATRIX

CHANGE FROM: \ 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
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.

Source: Parrish Lakes DRI Ord. 17-36, Section G — Land Use Equivalency Matrix

The Exchange

Units exchanged	Adopted rate	Result
89 multi-family units	1.192 du/du	106 single-family attached
38 multi-family units	0.62 du/du	23 single-family detached
253 multi-family units	0.167 ksf/du	42,251 sf commercial / retail
20 multi-family units	0.416 ksf/du	8,320 sf office
Total exchanged: 400 multi-family units		

Summary

- 648 fewer residential units than we asked you for in May
- 271 fewer units than what is approved today
- All 400 multi-family units eliminated
- A larger commercial town center serving this community
- Less potable water and less wastewater than what is approved today
- Zero net increase in trips
- No Comprehensive Plan amendment required

Thank You

Parrish Lakes

DRI
Ordinance No. 26-15
PLN2408-0048

GDP
PDMU-16-16(G)(R3)
PLN2408-0049

CJ Mills, Planner II

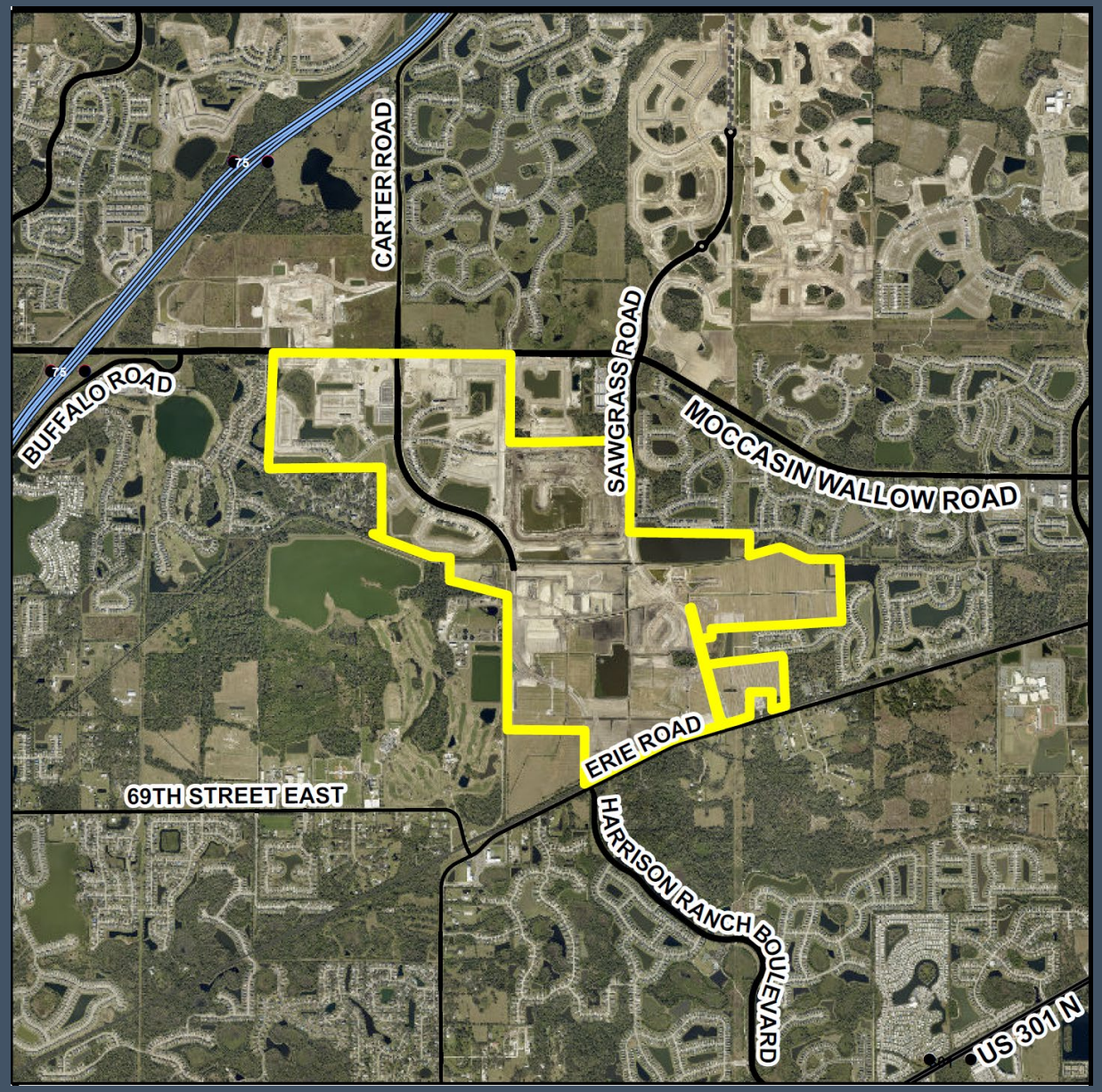
Board of County Commissioners

October 8, 2026

Site Location

General Location:
South side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road

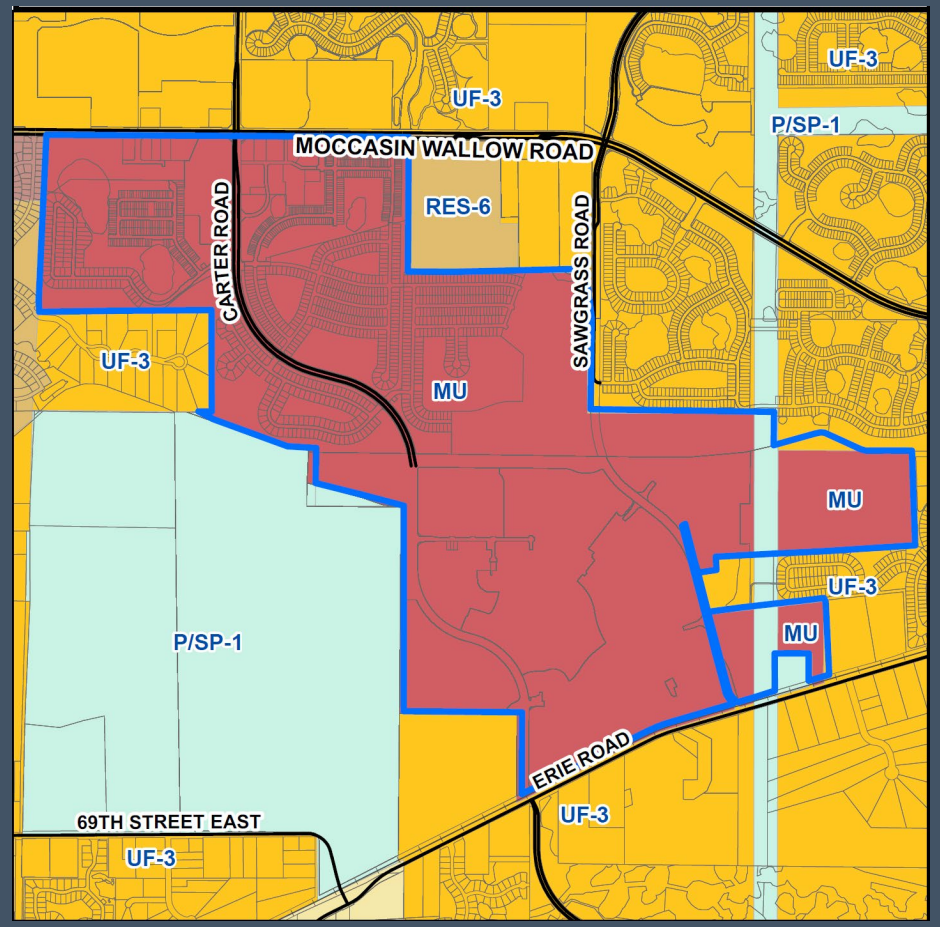
Project Area:
1,155 acres

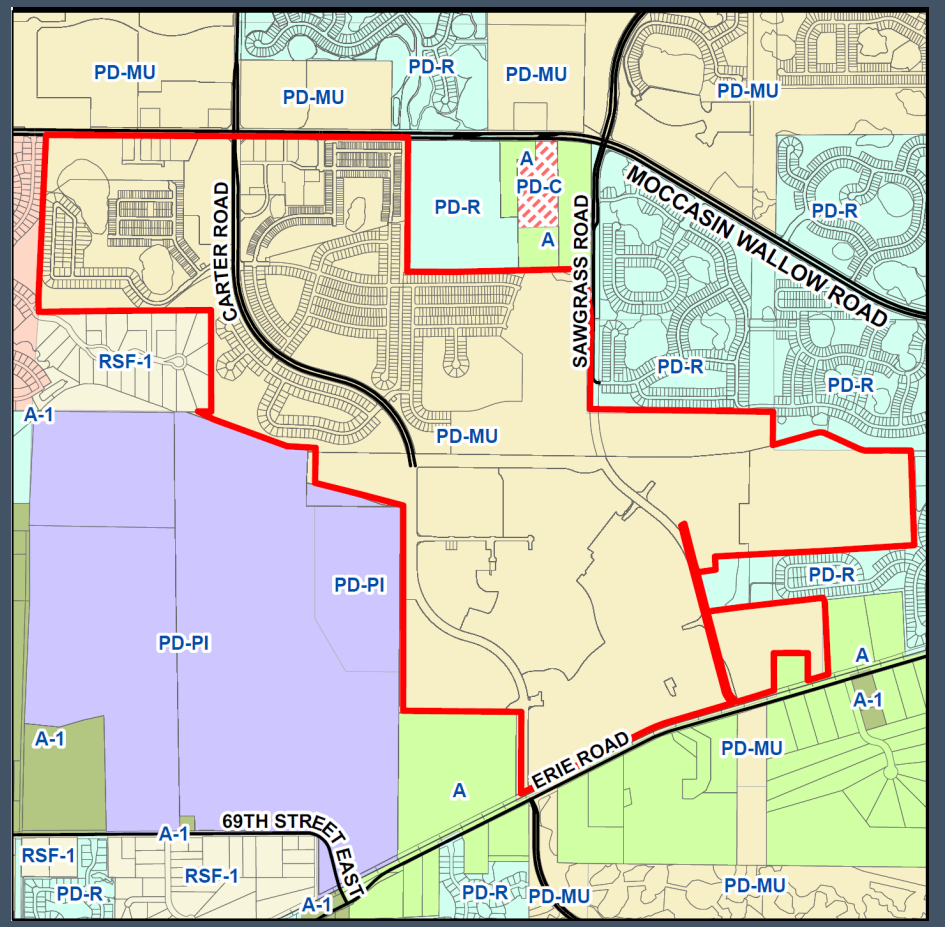


Source: Manatee County

Future Land Use Category and Zoning District

- MU FLUC
- PDMU Zoning District
- No additional uses other than a possible school is being proposed





Source: Manatee County

History

- 2011 – FLUC amended to Mixed Use (MU) with a D.5.9.1
- 2017 – DRI #28 and GDP
  - 3,300 residential units
  - 400,000 sq. ft. of commercial entitlements
  - 50,000 sq. ft. of office space
- 2022 – Revision to modify buffers and lot sizes, update phasing, and amend conditions to reflect LDA
- 2024
  - Decrease multi-family from 1,100 to 400 units
  - Increase single-family residential from 2,200 to 3,001 units
  - Decrease commercial from 400,000 sq. ft. to 260,000 sq. ft.
  - Decrease office space from 50,000 sq. ft. to 35,000 sq. ft.
  - Reduce landscape buffers

DRI and GDP Requests (5/14/26 PC)

1. Increase residential entitlements from 3,401 to 3,778 dwelling units
2. Revise number of dwelling types:
    a. Decrease detached units from 2,421 to 2,385
    b. Increase attached units from 580 to 993
3. Decrease commercial entitlements from 260,000 sq. ft. to 211,750 sq. ft.
4. Include a school as a permitted use
5. Remove affordable housing conditions of approval
6. Remove “EE” Road from the thoroughfare map
7. Align Phase I and Phase II buildout dates to 2036

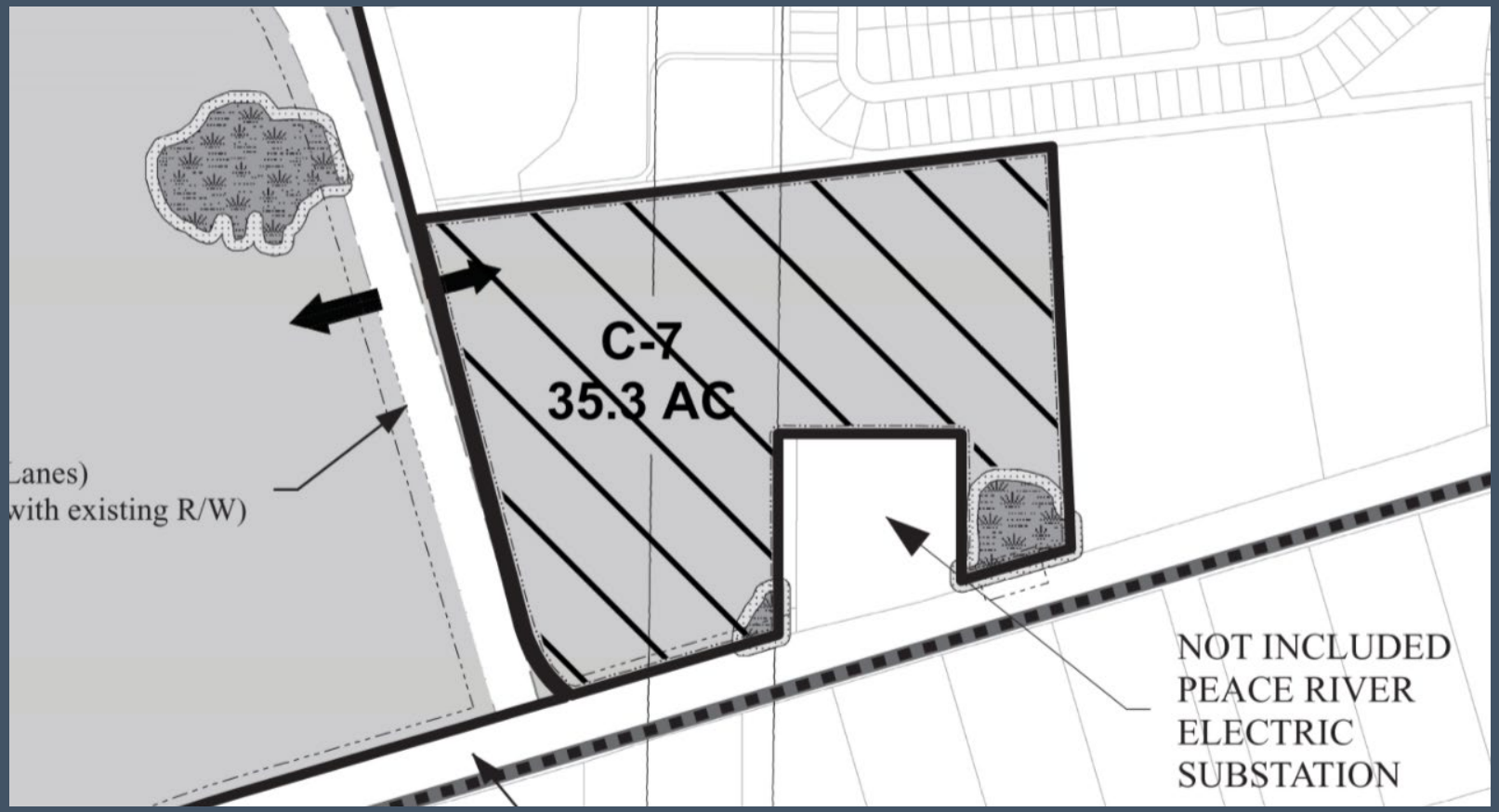
Manatee County FLORIDA

DRI and GDP Requests (Current)

1. Decrease residential entitlements from 3,401 to 3,130 dwelling units
2. Revise number of dwelling types:
    a. Increase detached units from 2,421 to 2,444
    b. Increase attached units from 580 to 686
    c. Decrease multi-family units from 400 to zero
3. Increase commercial entitlements from 260,000 sq. ft. to 302,251
4. Increase office entitlements from 35,000 sq. ft. to 43,320 sq. ft.
5. Include a school and commercial uses as permitted uses in Parcel C-7
6. Remove affordable housing conditions of approval
7. Align Phase I and Phase II buildout dates to 2036

Manatee County
FLORIDA

Parcel C-7 Permitted to have school and commercial uses



Manatee County
FLORIDA

Neighborhood Workshop

- **Location:** Virtual
- **Date:** April 20, 2026
- **Summary of Questions and Concerns**
  - Types of units and whether for rent or sale
  - Overall connectivity of roads, multi-use and pedestrian paths
  - Buffering, building height, and commercial tenants

Manatee County FLORIDA

Maximum Allowable Development Potential

- Policy 2.14.1.9.1.b / D.5.9.1 - The mix of uses shall not generate more impacts than those generated by 3,300 residential dwelling units and 550,000 square feet of non-residential uses.

	Maximum Allowed	Existing	Proposed
Potable Water	957,000	849,850	829,167
Wastewater	720,500	632,585	617,939

Manatee County FLORIDA

Consistency with Comprehensive Plan

- Policy 2.1.1.2.
  - Designates land within existing developed areas at densities and intensities compatible with surrounding development
- Policy 2.1.2.3.
  - Allows new residential and non-residential development when it is compatible with existing and future development patterns, especially in internal or contiguous areas
- Objective 2.6.1
  - Ensures compatibility through screening, buffering, setbacks, and other mitigation measures

Compliance with the Land Development Code Sections

- 312.6 – Neighborhood Workshops
- 401.5 – Building Height Compatibility
- 402.6 - General Design Requirements
- 402.7 - Planned Development Residential
- 402.10 – Planned Development Office
- 402.11 – Planned Development Commercial

Manatee County FLORIDA

Positive Aspects	Negative Aspects and Proposed Mitigating Measures
▪ The proposed amendment maintains compatibility with surrounding residential uses. ▪ The amendment proposes a school within the project. ▪ The modification to the GDP will not result in an increase in new external traffic impacts.	▪ The school trips and impacts have not been analyzed with this application. ▪ **Mitigating Measure:** A new traffic study for the school use shall be required at time of the school site plan submittal.

Conditions of Approval

Additional conditions to the approved ordinances are as follows:

- B(5) A traffic study including impact analysis and operational analysis (MSASA and TRR & OA) will be required for the school if/when an application for a school is submitted.

- C(8) There shall be no additional wetland impacts other than the 0.4 acres approved per Zoning Ordinance PDMU-16-16(G)(R3).

Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan and the applicable standards of the Land Development Code.
- Staff will conduct additional analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.

Manatee County
FLORIDA

Thank you!

Manatee County
FLORIDA

Manatee County
FLORIDA

Residential Compatibility

- Definition of Compatibility in §163.3164(9), Florida Statutes:
  - *"Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*
- Manatee County's Comprehensive Plan Goal 2.6 requires that developments utilize appropriate buffers, screening, setbacks, and other mitigative techniques to achieve compatibility with adjacent properties and uses.
- Planned Development process may result in additional mitigation technique requirements and limits on net residential density to achieve compatibility between adjacent residential land

Manatee County FLORIDA

Development Standards

Residential		
	Traditional	Conventional
Lot Sizes	2,200-3,200	2,000-4,950
Setbacks (Feet)	Front: 15-23 (10 for MF) Side: 0-6 (7-12 between buildings) Rear: 5-15 (5 for alley entry garages)	Front: 20-23 (25 for MF) Side: 0-7.5 (15/25 for MF) Rear: 15
Height (stories)	35 for single family 4 for multi family	35 for single family 4 for multi family
Commercial		
	Traditional	Conventional
Setbacks (Feet)	Front: 40 Side: 0/5 (+10 feet/each story over 1) Rear: 20 (+10 feet/each story over 1)	Front: 40 Side: 0/5 (+10 feet/each story over 1) Rear: 20 (+10 feet/each story over 1)
Height (stories)	45 feet (commercial and office)	45 feet (commercial and office)

Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITH OR W/OUT PROJECT
Moccasin Wallow Road	2750	D	D	F
Moccasin Wallow Road	2751	D	D	F
Sawgrass Road	4190	C	D	C
Sawgrass Road	4192	C	D	C
Erie Road	2480	C	D	D
Erie Road	2485	C	D	E
Carter Road	2275	C	D	F
Carter Road	Not Assigned	N/A	D	D

The ordinance to repeal transportation concurrency (ORD 24-44) was adopted on August 8, 2024.

Public Facilities

- **Potable Water Infrastructure**
  - Existing County 30-inch water main is within the Moccasin Wallow Road ROW
- **Wastewater Infrastructure**
  - Existing County 20-inch force main is within the Moccasin Wallow Road ROW
  - Existing County 16- and 20-inch force mains are within the future Carter Road ROW
- **Reclaimed Water Infrastructure**
  - Existing County 20-inch reclaim main is within the Moccasin Wallow Road ROW

Manatee County FLORIDA