MANATEE COUNTY ORDINANCE NO.

PDMU-16-16(G)(R3),
PARRISH LAKES GENERAL DEVELOPMENT PLAN AMENDMENT (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 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; AND MODIFY CERTAIN CONDITIONS CONSISTENT WITH CURRENT DEPARTMENT PRACTICES AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY, SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTINGS FOR FINDINGS; PROVIDING LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE PARRISH LAKES DRI CONSIST OF APPROXIMATELY 1,155 ACRES, IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE), AND IS GENERALLY LOCATED ON THE SOUTH SIDE OF MOCCASIN WALLOW ROAD, APPROXIMATELY 0.74 MILES EAST OF 1-75, 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).

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

SECTION 1. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in the Parrish Lakes DRI Ordinance 26-15, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for Zoning Ordinance, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. On August 17, 2022 Hawk Parrish Lakes, LLC and FLM, Inc. filed an application to amend the Zoning Ordinance and the General Development Plan 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; (8) adjust access points to match current planned access points; and (9) modify certain conditions consistent with current department practices and other amendments for internal consistency.

B. The Planning Commission held a duly noticed public hearing on January 11, 2024 and recommended that the proposed amendments to the Zoning Ordinance and the General Development Plan be found consistent with the Manatee County Comprehensive Plan (Ordinance 89-01) and the Manatee County Land Development Code Ordinance 15-17, as amended) and recommended approval of the application and General Development Plan by the adoption of Ordinance No. PDMU-16-16(G)(R2).

C. The BOCC held public hearings on January 18, 2024 and February 1, 2024, regarding the proposed amendments to the Zoning Ordinance and the General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 15-17 as amended) and further considered the information received at the public hearing.

D. The Board of County Commissioners previously approved the rezoning of the property from A-1 (Suburban Agriculture-One Dwelling Unit Per Acre) and A/NCO (General Agriculture - One Dwelling Unit Per Five Acres/North Central Overlay District) to PDMU (PDMU-16-16(Z)(G)) on October 5, 2017, approving 3,300 residences, 400,000 square feet of commercial space, and 50,000 square feet of office space with Special Finding for residential structures on the Property in excess of 35 feet and up to 45 feet in the Parrish Lakes Project.

E. The BOCC previous 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 stipulations to reflect the approval of a local development agreement; (5) update the name of the developer; and (6) adjust access points to match current planned access points;

F. The BOCC received and considered the report of the Manatee County Planning Commission concerning the application for approval of an update of the Zoning Ordinance and a modified General Development Plan for the Parrish Lakes Project.

G. The Planning Commission held a duly noticed public hearing on June 9, 2022, and found the proposed amendments to the Zoning Ordinance and the modified General Development Plan to be consistent with the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended approval of the application and the modified General Development Plan by the adoption of Ordinance No. PDMU-16-16(Z)(G)(R). The BOCC held a public hearing on June 16, 2022, regarding the proposed amendments to the Zoning Ordinance and the modified General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 15- 17) and further considered the information received at the public hearing.

H. Based upon a review of the surrounding uses and the criteria listed in LDC Section 402.7.D.9, the Board finds that as conditioned herein the modified General Development Plan is compatible with the surrounding area and will not create any external impacts that would

adversely affect surrounding development, or entranceways.

I. The proposed modified General Development Plan regarding the property described in Section 8 herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan (Ordinance No. 89-01), as amended.

J. Special Approval for a: 1) project in MU FLUC; 2) adjacent to a perennial stream and 3) partially in the 25 year floodplain was previously approved. The Board hereby finds that the project as conditioned herein, with the above-described Special Approvals, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

K. An application was previously submitted to Manatee County for Specific Approval for alternatives to Land Development Code Section 403.12.D.3.a(k) (requiring a 15-foot building setback for lots adjacent to roadway and greenbelt buffers in the NCO.) and which was previously approved.

On September 7, 2017, the BOCC found that based upon a review of the surrounding uses and the criteria listed in LDC section 402.7.D.9, that as conditioned herein, multi-family buildings or mixed use buildings with residential units in excess of 35 feet and up to 45 feet, are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.

L. On August 14, 2024, Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, CNL Parrish Lakes West, LLC, and FLM, Inc. filed an application to amend the Zoning Ordinance and General Development Plan to 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; acknowledge a public educational facility and commercial/retail uses on Parcel C-7 as permitted uses; eliminate Section 3.P (P1-P12) for affordable housing; and modify certain conditions for internal consistency.

M. The Planning Commission held duly noticed public hearings on May 14, 2026, and September 17, 2026, and recommended that the proposed amendments to the Zoning Ordinance and General Development Plan be found consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as amended, and recommended approval of the application and General Development Plan by adoption of Ordinance No. PDMU-16-16(G)(R3).

N. The BOCC held duly noticed public hearings on June 4, 2026, August 6, 2026 and October 8, 2026, regarding the proposed amendments to the Zoning Ordinance and General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code, as amended, and further considered the information received at the public hearing.

SECTION 3. GENERAL DEVELOPMENT PLAN

The modified General Development Plan is hereby APPROVED to allow a maximum 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; to acknowledge a public educational facility and commercial/retail uses on the Parcel C-7 as permitted uses; and with the following stipulations:

A. DEVELOPMENT APPROVAL

A(1). This Zoning Ordinance shall constitute approval of the General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table

1, below.

TABLE 1: DEVELOPMENT TOTALS

	Phase I and II	Total
Residential (units)		3,130
Detached	2,444	
Attached (Townhome)	686	
Multifamily (units)	0	
Commercial/Retail (SF)	302,251	302,251
Office (SF)	43,320	43,320

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.

A(2). The Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation.

A(3). The project site may continue to be used for agricultural activities.

A(4). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance 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 which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.

A(5). A Preliminary Site Plan shall be reviewed to determine compatibility (internally and externally) and design quality (relative to site layout and building design), pursuant to the applicable sections of Section 322.2 of the Land Development Code.

B. TRANSPORTATION

The site is adjacent to Moccasin Wallow Road, and Carter Road. Moccasin Wallow Road is designated as a six lane arterial roadway with planned right of way width of 150 feet. Carter Road is designated as a four lane collector with a planned right of way width of 120 feet.

Transportation Concurrency

Transportation concurrency was evaluated for the original approval of the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on roadways and intersections near the project site. The results of the **TIA,** which was reviewed and approved by the Transportation Planning Division, indicated that project-related level of service deficiencies exist at certain studied intersections. The project- related concurrency improvements and requirements are as set forth in Table 2.

TABLE 2

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	• Change pavement markings on Northbound right-turn lane to allow through movements • Add Eastbound exclusive left-turn lane (1 total)	To be constructed concurrent with construction of Carter Road connection to Erie Road.
Harrison Ranch Boulevard/Carter Road	• Add Southbound exclusive left-turn lane (1 total)	
	• Add Westbound exclusive right-turn lane (1 total) • Optimize signal timing	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	To be constructed concurrent with construction of Carter Road connection to Moccasin Wallow Road
	(1 total) • Add Northbound exclusive left-turn lane (1 total) • Add Northbound exclusive left-turn lane (2 total) • Change pavement markings on Southbound left-through lane to through-only lane • Add Southbound exclusive left-turn lane (1 total) • Optimize signal timing	2,110 (Completed)

Moccasin Wallow Road and Sawgrass Road	• **Add Westbound exclusive left-turn lane (1 total)** • **Add Eastbound exclusive right-turn lane (1 total)**	**To be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road** **1,752 (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 through LDA payments)

B(1) With each Final Site Plan (FSP) application, the Developer shall submit to Manatee County a limited traffic study which addresses the following:

a. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways serving the project covered by the FSP application.

B(2) In accordance with Section 163.3180(5)(h)(1), Florida Statutes, and as necessary to mitigate the Project impacts, the Applicant shall construct or pay the Proportionate Share of each required improvement prior to Project development approvals 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 Applicants proportionate share as set forth herein, the Applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. To address overall concurrency requirements for the Project as defined above, the Developer 1) entered into a Local Development Agreement (LDA-15-01) with Manatee County that was approved by the Board of County Commissioners on October 4, 2018 (the **"LOA");**2) in accordance with the LOA, paid $549,146.00 representing its proportionate share for transportation on December 13, 2018, and 3) obtained CLOS 17-058 on October 6, 2017, as extended to December 16, 2039, by PLN2108-0006 (the **"CLOS").**

B(3) The developer may satisfy the concurrency-related transportation mitigation requirements listed in Table 2 by providing improvements made pursuant to the Parrish Lakes DRI Ordinance 17-36, and the proportionate share provisions of 163.3180(5), Florida Statutes (2016). The Developer has satisfied the concurrency-related transportation requirements with the proportionate share payment described above.

B(4) 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. WETLANDS

C(1) For landscape buffers adjacent to residential units, canopy trees shall be planted midway from the edge of the buffer (i.e., 10 feet in a 20-foot buffer or 25-feet in a 50-foot buffer). Understory or columnar form trees may be planted within 15 feet of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.

C(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 the County prior to or concurrent with Final Plat approval.

C(3) No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

C(4) A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final site Plan in accordance with Section 355 (519) of the LDC.

C(5) A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

- Digital photographs of the well along with nearby reference structure (if existing}.
- GPS coordinates (latitude/longitude} of the well.
- The methodology used to secure the well during construction (e.g. fence, tape}.
- The final disposition of the well - used, capped, or plugged.

C(6) Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited..

C(7) There shall be no additional wetland impacts other than the 0.4 acres approved per Zoning Ordinance PDMU-16-16-(G)(R3).

D. VEGETATION AND WILDLIFE

D(1) The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate state or federal agency, shall be provided to the County for any listed species found on-site, prior to Final Site Plan approval.

E. LAND

E(1) The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site plan.

E(2) An Integrated Pest Management Plan (1PM} for the application of fertilizers, pesticides, and herbicides shall be submitted to the Planning Section of the Building and Development Services Department for review and approval prior to Final Site Plan approval. Where practical, native or drought tolerant landscape materials shall be utilized in common areas.

E(3) A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the county for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first.

E(4) 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.

F. AIR QUALITY

F(1) The Developer shall institute the following procedures to ensure dust control during development of the Project:

a. Implement a watering program during excavation, and dredge and fill operations;

b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;

c. Treat disturbed areas after clearing, grading, earthmoving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;

d. Keep soil stockpiles moist, or treat with soil binders or cover;

e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;

f. Remove dust producing materials as soon as possible; and

g. Clean (sweep) paved roads adjacent to side as necessary.

F(2) The open burning of trees or branches for land clearing shall be done in compliance with applicable regulations.

G. WATER QUALITY AND DRAINAGE

G(1). 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. A copy of this Plan shall also be provided to the Southwest Florida Water Management District, who will submit technical assistance comments to Manatee County as part of the review and approval process. Approval of the Surface and Groundwater Quality Monitoring Plan will be subject to the following conditions: (Completed)

- 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.

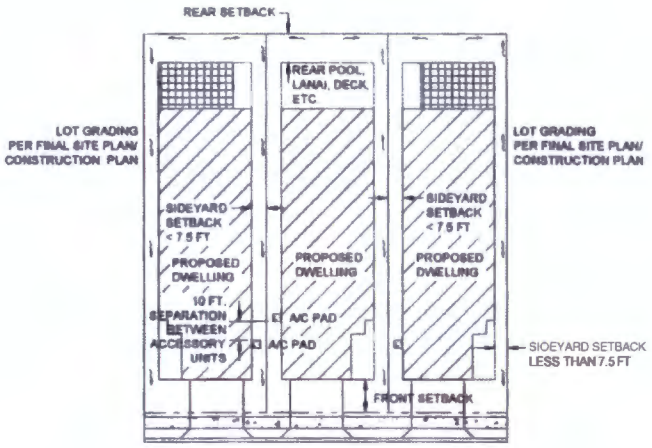
- Baseline monitoring shall be completed prior to the commencement of any construction activities with the exception of those construction activities that may be required to implement the monitoring plan.
- Manatee County may require the monitoring plan to be modified should the land use change significantly 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.

G(2) This project shall be required to reduce the calculated pre-development flow rate by fifty (50%) percent for all stormwater outfall flow directly or indirectly into Frog Creek Watershed. Modeling shall be used to determine pre-and post- development flows. (Completed)

G(3) All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or drainage modeling shall utilize the adopted Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property based upon a "no-rise" flood stage condition.

G(4) A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Buffalo Canal, Wade Canal, and other tributary systems within the project boundaries. In addition, a Drainage- Maintenance Access Easement shall be provided along the top-of-bank of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

G(5) There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5 foot side yard setbacks.



H. HISTORICAL AND ARCHAEOLOGICAL SITES

H(1). Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue.

I. WATER

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

I(2) Unless already addressed by the LOA or the existing CLOS, 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 sub phase of the Project* to assure that adequate potable water capacity exists to accommodate the Project*.

I(3) 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 400-3.531, Florida Administrative Code.

I(4) Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided for within the Development Order. This would include the necessity for adequate water supply for fire-fighting.

I(5) The project shall utilize the lowest quality water allowable and available for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots. The Developer shall coordinate with the County Utility Department for the use of reclaim water within the project to the extent reclaim water is a reliable quality and quantity. Prior to Final Site Plan approval the applicant shall specify the source of irrigation on the site plan.

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

I(7) Water-conserving irrigation systems shall be used throughout the development.

Rainfall sensors shall be placed on all systems.

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

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

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

I(11) Water conservation educational materials shall be made available to residents and users of the development.

J. WASTEWATER

J(1) Unless already addressed by the LOA or the existing CLOS, 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.

J(2) Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. Unless already addressed by the LOA or the existing CLOS, the cost of connection, including the design, permitting and construction of off-site extensions of lines shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County engineer through the construction plans review process for the project.

J(3) No permanent septic tanks shall be installed on the Parrish Lakes site. In addition, abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable materials.

K. SOLID WASTE

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

K(2) Unless already addressed by the LDA or the existing CLOS, the Developer shall be required by Manatee County ordinances, to extend solid waste service to the Project to assure that adequate solid waste capacity exists to accommodate the Project.

L. RECREATION AND OPEN SPACE

L(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, or stewardship district, other legal entity and/or as directed by the permitting agencies, unless otherwise approved by the County.

L(2) 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 Willow-Ellenton 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 by Manatee County through the development review processes.

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.

M. EDUCATION

M(1) Parcel C-7 may be developed with the residential uses currently approved for Parcel C-7, including single-family detached, single-family semi-detached, and single-family attached residential uses. Public Educational Facilities, including a public charter school, and commercial/retail uses shall also be permitted on Parcel C-7, subject to the applicable development standards and the development totals set forth in Table 1.

M(2) 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.

N. HEALTH CARE, POLICE, AND FIRE

N(1) The Developer is encouraged to use the applicable National Fire Protection Agency's "Firewise" principles, to the extent practical, such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems. Such practices may be described on the Landscape Plans of each Final Site Plan.

O. HURRICANE PREPAREDNESS

O(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.

P. AFFORDABLE HOUSING (Left Blank Intentionally)

Q. ENERGY

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

PQ(2) The Developer shall work with TECO/Peoples Gas, or other similar provider, to encourage the availability of natural gas within the Project.

Q(3) The Developer shall enter into a separate agreement with FP&L [or electric service provider] relative to Contribution in Aid of Construction in order for FP&L [or electric service provider] to provide service.

Q(4) The FP&L Easement shall be relocated and/or any development that may be proposed within the FP&L easement shall be consistent with the property owner's easement rights.

R. DESIGN STANDARDS

R(1) For each phase of development, an overall concept design demonstrating unified development between phases shall be required and submitted with each future Preliminary and Final Site Plan submittal for administrative review and approval.

R(2) All other applicable state and federal permits shall be obtained before commencement of the development.

R(3) Architectural design plans and building elevations shall be submitted with future preliminary and final site plan submittals to demonstrate compliance with the criteria in LDC Section 402.7.D.9 for building heights above 35 feet.

R(4) On-street parking may be allowed on all local streets. At time of Preliminary Site Plan approval, issues pertaining to traffic safety shall be reviewed by the County staff to determine the appropriateness of the specific location.

R(5) Street trees may also be allowed within rights-of-way and easements of all local streets, provided the trees are a minimum of 4' from the back of curb and a maintenance agreement, acceptable to the County, with the HOA, COD or stewardship district is provided.

R(6) Roadway buffers for Traditional Neighborhood Development residential parcels shall not apply with the exception of Carter Road, Sawgrass Road Extension, EE Road, and Moccasin Wallow Road. Buffers shall apply for Conventional Development Parcels, as depicted on the General Development Plan dated January 20, 2022, prepared by WRA Engineering.

R(8) At time of each Preliminary Site Plan application, the Developer, with concurrence from the Building and Development Services Department, shall select from the "Conventional" or "Traditional" Neighborhood Design" (TND) standards, as indicated in the tables below:

Setbacks

(a.) Traditional Neighborhood Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front loaded	Alley loaded	Side Setback (ft.)	Rear Setback (ft.)	Maximum Height (ft.)
Single-family detached	3,200	32	20/23/15[2]	10	6/1[3]	15/5[4]	35
Single-family semi-detached	2,300	16	20/23/15[2]	10	0/6[5]	15/5[4]	35
Single-family attached	2,200	24	20/23/15[2]	5	0/6[5]	15/5[4]	35
Multi-family	-	-	10	10	15[6]	10	45 (4-story)
Commercial	-	-	40	-	0/5[7]	0/5[7]	3-stories/45
Office	-	-	40	-	0/5[7]	0/5[7]	3-stories/45

[1] The front setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'.
[2] Setback to the side loaded garage
[3] Minimum of 7 feet between units
[4] Rear setbacks for units with alley entry garages
[5] Minimum of 12 feet between units
[6] This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings

[7] The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses

(b) Conventional Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front Setback (ft)	Side Setback (ft.)	Rear Setback (ft.)	Maximum Height (ft.)
Single-family detached	4,750	40	20/23	5	15	35
Single-family semi-detached	3,700	35	20/23	0/6	15	35
Single-family attached	2,000	20	20/23	0/7.5	15	35
Multi-family	-	-	25	15/25[2]	15	45 (4-Story)
Commercial	-	-	40	15/20[3]	20[3]	3-stories/45
Office	-	-	40	15/20[3]	20[3]	3-stories/45

[1] The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.

[2] This distance is not a side-yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. **A** 25' separation is required between two and three story buildings.

[3] When adjacent to residential 1O' of additional building separation is required for each story over one.

R(9) Non Residential

a. The maximum square footage for each commercial and office parcel, as identified on the General Development Plan, may be increased provided that all dimensional criteria as outlined in R(4), consistent with the LDC and Comprehensive Plan provisions, as applicable, are met and there is a simultaneous increase and decrease of square footage on those parcels. This shall not authorize an overall increase of square footage for the project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary Site Plan

or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in square footage.

Development totals shall be updated with each biennial report.

b. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Planning Section of the Development Services Department with future Final Site Plan and Building Permit submittals.

For non-residential buildings:

1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not project a massive blank wall, design elements with distinctive color variation shall include prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the Planning Section of the Building and Development Services Department. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of two (2) or more roof types (parapet, dormers, and sloped, etc.)

2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted. Architectural metal in conjunction with other permitted building materials shall be allowed, provided that at least seventy-five percent (75%) of the building face is constructed from other permitted materials.

3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

c. Service Areas

Trash and garbage receptacles shall be screened with materials similar to the adjacent building facades.

1. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the County with each Final Site Plan containing a food service establishment or use.

2. Exterior loud speakers, bells, or similar audio-communication shall not be permitted except for areas greater than five hundred feet from a residential unit constructed on grade; however, directed (non- broadcast)

communication devices and intercoms shall not be restricted. "Directed (non-broadcast)" shall mean not plainly audible to a person greater than 25 feet from the source.

Signs

d. All Signs shall meet the requirements of Section 600 of the Land Development Code. Any master sign plan shall require approval from the Board of County Commissioners.

e. A vertical mix of land uses is permitted on Parcels A-1 and **A-2. If** a vertical mix is designed on these parcels, it will include office or commercial land uses on the first floor and residential or office land uses on the upper floors.

R(10) The maximum number of residential units is 3,130. The maximum number of residential units for each parcel, as identified on the General Development Plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary Site Plan or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in residential units. Development totals shall be updated with each biennial report.

R(11) The Notice to Buyers or Tenants shall be included in the Declaration of Covenants and Restrictions and in the Sales Contract or Lease, or a separate addendum to the sales or rental contract, and Final Site Plan(s) and shall include language informing prospective residents or tenants of the following:

a) The location and size (including potential height) of future commercial and office developments in the project.

b) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials.

c) Residential parcels are permitted to have recreational facilities, churches or other places of worship, day care centers (large, medium, small and accessory) and schools. Such uses may be approve pursuant to Specific Use Criteria in the LDC, as may be amended.

S. DEFINITIONS

A. "Application for Development Approval" (or **ADA)** shall mean the Parrish Lakes Development of Regional Impact Application for Development Approval (Submitted on February 10, 201O); the First Sufficiency Response submitted by the Developer on August 2010, the Second Sufficiency Response submitted on January, 2011; the Third Sufficiency Response submitted on March, 2017 and Declaration of Sufficiency on April 20, 2017.

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. "Conventional Development" shall mean development that is characterized by a clear separation of land uses and housing types into specified geographic areas. Typically, the setbacks and residential lot sizes are larger with a focus for usable space being within the rear yard. Commercial buildings are set farther from the street and contain parking in front of the building.

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

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

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

G. "Funding Commitments" 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.

H. "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.

I. "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 8 herein.

J. "Traditional Neighborhood Development (TND)" shall mean the development of a cohesive neighborhood using traditional town planning principles. A TND includes a range of housing types, a network of well- connected streets and blocks, public spaces, and neighborhood serving non-residential uses such as retail, office, schools, and places of worship within walking distance of the residences. Residential units will have smaller setbacks and the unit will be oriented to the street with recessed garages or alley access to structures oriented to the street with recessed garages or alley access to structures with on-street parking. Typically, the residential focus will be toward the street or public spaces. Commercial buildings will be closer to each other and the streets similar to a traditional downtown with on-street parking, street trees, or a vertical and horizontal mix of land uses.

K. "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.

L. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 4. SPECIAL APPROVAL Special approval was previously granted for a: 1) project in MU FLUC; 2) a project adjacent to a perennial stream; 3) partially in the 25-year floodplain.

SECTION 5. ZONING. The property described in Section 8 below was previously rezoned to the PDMU (Planning Development Mixed Use) zone district, retaining the NCO Overlay District, and the official zoning map was previously amended accordingly. Since the approval of rezoning to PDMU retaining the NCO Overlay District, this North Central Overlay District has been repealed.

SECTION 6. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this ordinance.

SECTION 7. CODIFICATION. Pursuant to 125.68 (1), Florida Statutes, the ordinance is not required to be codified. Therefore, the clerk shall not transmit the ordinance for codification.

SECTION 8. LEGAL DESCRIPTION.

Legal description of the Project is attached as Exhibit 1.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida and as provided by law.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 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 "1"

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

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. PDMU_16_16(G)(R3), which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

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

October 8, 2026 - Land Use Meeting

Subject

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

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 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; and modify certain conditions consistent with current department practices and other amendments for internal consistency. 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

APPROVAL

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 review standards in the Manatee County Land Development Code, as stipulated herein, I move to

ADOPT Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and APPROVE the General Development Plan amendment with conditions of approval, 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 review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and DENY the General Development Plan amendment.

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
- 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.
  - Larry 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.
- Updated motion in strikethrough/underline format and public comments were entered into the record.

Background Discussion

• Request

This application proposes 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 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 Zoning Ordinance PDMU-16-16(G)R3).

• 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.

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

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

• Conclusion
  The proposed GDP 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 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

• 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.
- Larry 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.
- Updated motion in strikethrough/underline format and public comments were entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by emails to Matter # FY 24/25-0274 on April 21, and May 4, 2026.

Instructions to Board Records
Please ensure the Chairman signs page 19 of the clean version submitted.
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

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 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; 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).

Planning Commission: 05/14/2026 and 9/17/2026
Board of County Commissioners: 06/04/2026, 8/6/2026, and 10/8/2026

Alternative Motions

APPROVAL
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 review standards in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and APPROVE the General Development Plan amendment with conditions of approval, 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 review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and DENY the General Development Plan amendment.

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

- **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.**
  - **Larry 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.**
- **Updated motion in strikethrough/underline format and public comments were entered into the record.**

	Section
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDMU-16-16(G)(R3) / PLN2408-0049
PROJECT NAME	Parrish Lakes GDP Amendment
PARCEL ID(S) / ADDRESS	7205 and 8505 Moccasin Wallow Road 7400, 7205, 7707, and 7800 Sawgrass Road
GENERAL LOCATION	The south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and the 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)
SECTION / TOWNSHIP / RANGE	Sections: 22-26 Township: 33 S Range: 18 E
ACRES	Approximately 1,155 acres
APPLICANT(S) / AGENT	Marshall Robinson (Grimes Galvano)
FUTURE LAND USE CATEGORY	**Mixed-Use (MU):** Approximately 1,132 acres **Public/Semi-Public (1) (P/SP(1))**: Approximately 23 acres (Florida Power and Light easement)
EXISTING ZONING / USE(S)	**Zoning:** Planned Development Mixed Use (PDMU) **Use:** Commercial, office, and residential (single-family and multifamily)
PROPOSED ZONING	No change in existing zoning
PROPOSED USE	**Residential: 3,130 dwelling units** • Increase single-family detached units from 2,421 to 2,444 • Increase single-family attached units from 580 to 686 • Decrease multi-family units from 400 to zero **Commercial/Office: 345,571 square feet** • Increase commercial/retail from 260,000 sq. ft. to 302,251 sq. ft. · 278,720 sq. ft. for a shopping center · 23,531 sq. ft. for a lagoon • Increase office use from 35,000 sq. ft. to 43,320 sq. ft. **School:**

	• Allow public educational facility ("school") as a permitted use
PROPOSED DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Proposed:** 3.08 DU/GA **Allowed*:** 3.41 DU/GA (3,465 dwelling units / 1,016.1 acres)
PROPOSED INTENSITY *Floor Area Ratio (FAR)*	**Proposed*:** 0.12 FAR (345,571 sq. ft. / 2,787,840 sq. ft.) **Allowed:** 0.26 FAR (750,000 sq. ft. / 2,787,840 sq. ft.)
OVERLAYS/SPECIAL AREAS	None
SPECIFIC APPROVAL REQUEST(S)	None
CASE MANAGER	CJ Mills, Planner II

SECTION 2

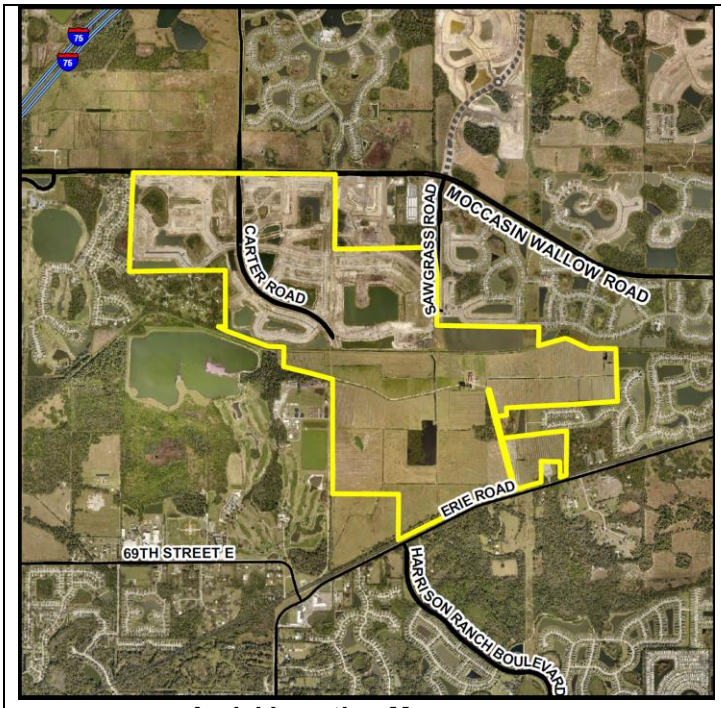
MAPS & DISCUSSION

History

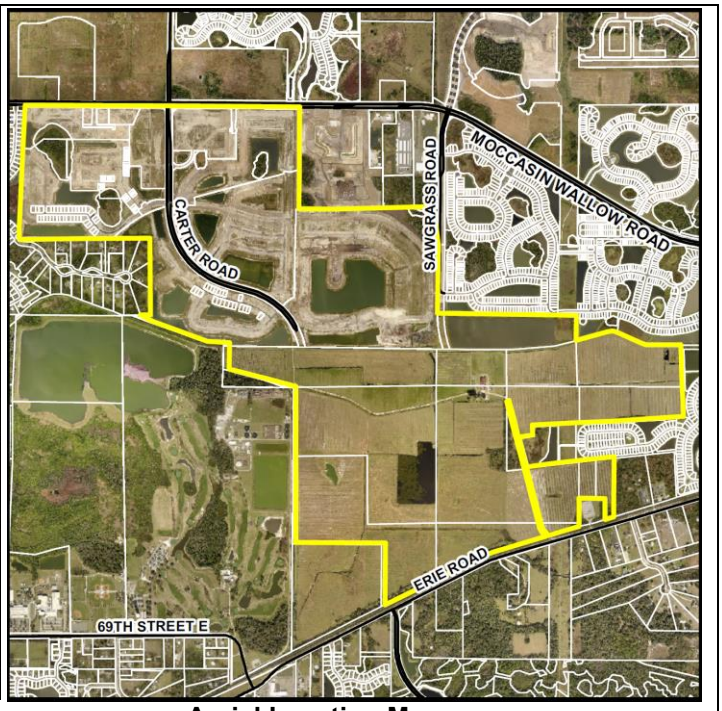
The Parrish Lakes Development of Regional Impact (DRI #28) consists of approximately 1,155 acres and is zoned Planned Development Mixed Use (PDMU). It is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). The original Zoning Ordinance PDMU-16-16(Z)(G) and Ordinance 17-36 (DRI #28) were approved on October 5, 2017. 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 DRI is surrounded by UF-3 on all sides, with portions of Residential – 6 (RES-6) FLUC to the east and west, as well as P/SP-1 to the southwest.

The mixed-use development was initially approved for a total of 3,300 residential dwellings, 400,000 square feet of commercial uses, and 50,000 square feet of office space. In June 2022 there was a revision to modify minimum residential lot sizes, modify buffer widths along Moccasin Wallow Road, update phasing, amend conditions (fka stipulations) to reflect the approval of a Local Development Agreement (LDA), adjust access points to match the planned access points, update the developer's name, and make certain adjustments for consistency with Development Services department practices.

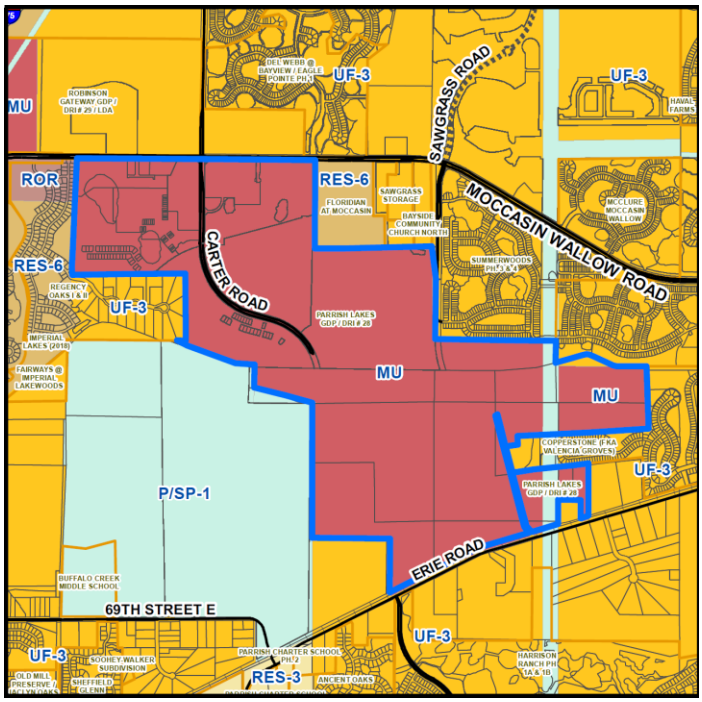
The second revision in June 2024 decreased the number of multifamily units from 1,100 to 400, increased single-family residential units from 2,200 to 3,001, reduced the total commercial entitlements to 260,000 square feet, reduced the maximum office space to 35,000 square feet, increased maximum commercial height from two to three stories, reduced landscape buffers from 50 feet to 30 feet along thoroughfares, removed the North Central Overlay (removed from the Land Development Code [LDC] in 2022), adjusted access points to align with the plans, and modified certain conditions to align with current department practices.



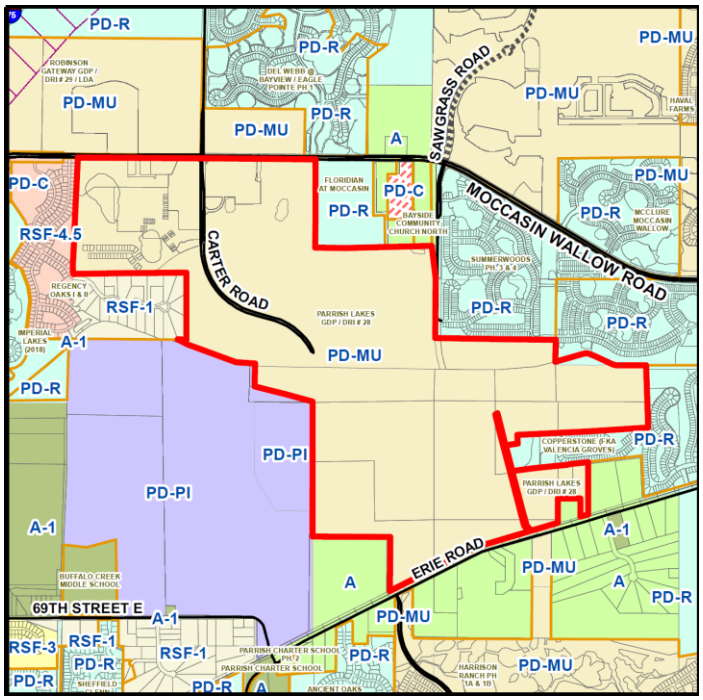
Aerial Location Map



Aerial Location Map

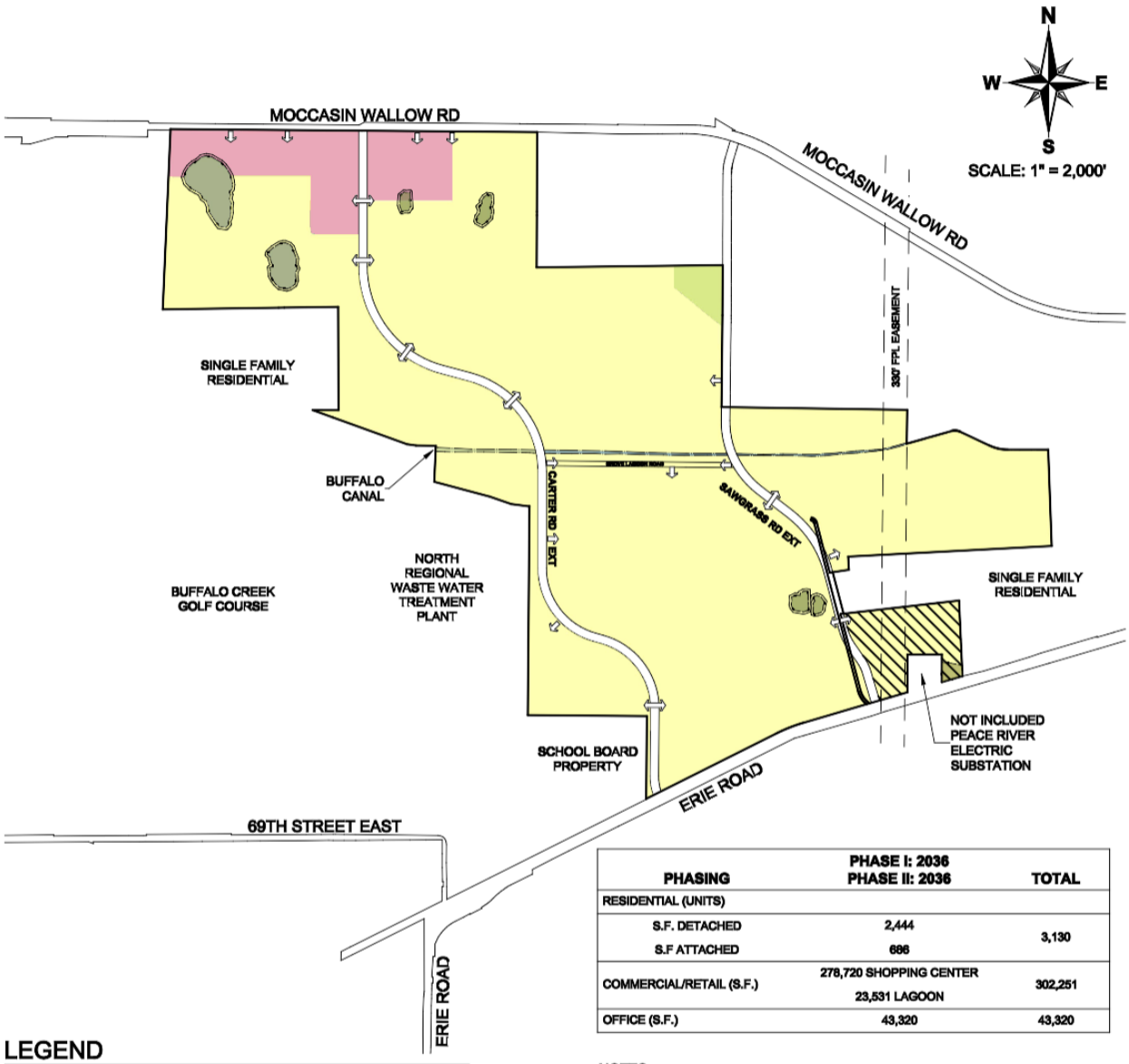


Future Land Use Category



Zoning District

MAP H



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.

Source: Hamilton Engineering and Surveying, LLC
Description: Map H is the overall map of the Development of Regional Impact (DRI)

Request

The proposed amendment to the Zoning Ordinance is accompanied by a revision to Development Order 17-16 (DRI #28) (PLN2408-0048).

The GDP amendment proposes the following:

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

TABLE 1: DEVELOPMENT TOTALS

	Phase I and II	Total
~~Single Family (units)~~Residential (units)		~~3,401~~3,130
Detached	~~2,421~~2,444	
Attached (Townhome)	~~580~~686	
Multifamily (units)	~~400~~0	
Commercial/Retail (SF)	~~260,000~~302,251	~~260,000~~302,251
Office (SF)	~~35,000~~43,320	~~35,000~~43,320

Analysis: Per the Land Use Equivalency Matric (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) P.1 through P.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 could dedicate at least 10% (330 units) of the approved dwellings to "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 and placed the onus on local governments for review.

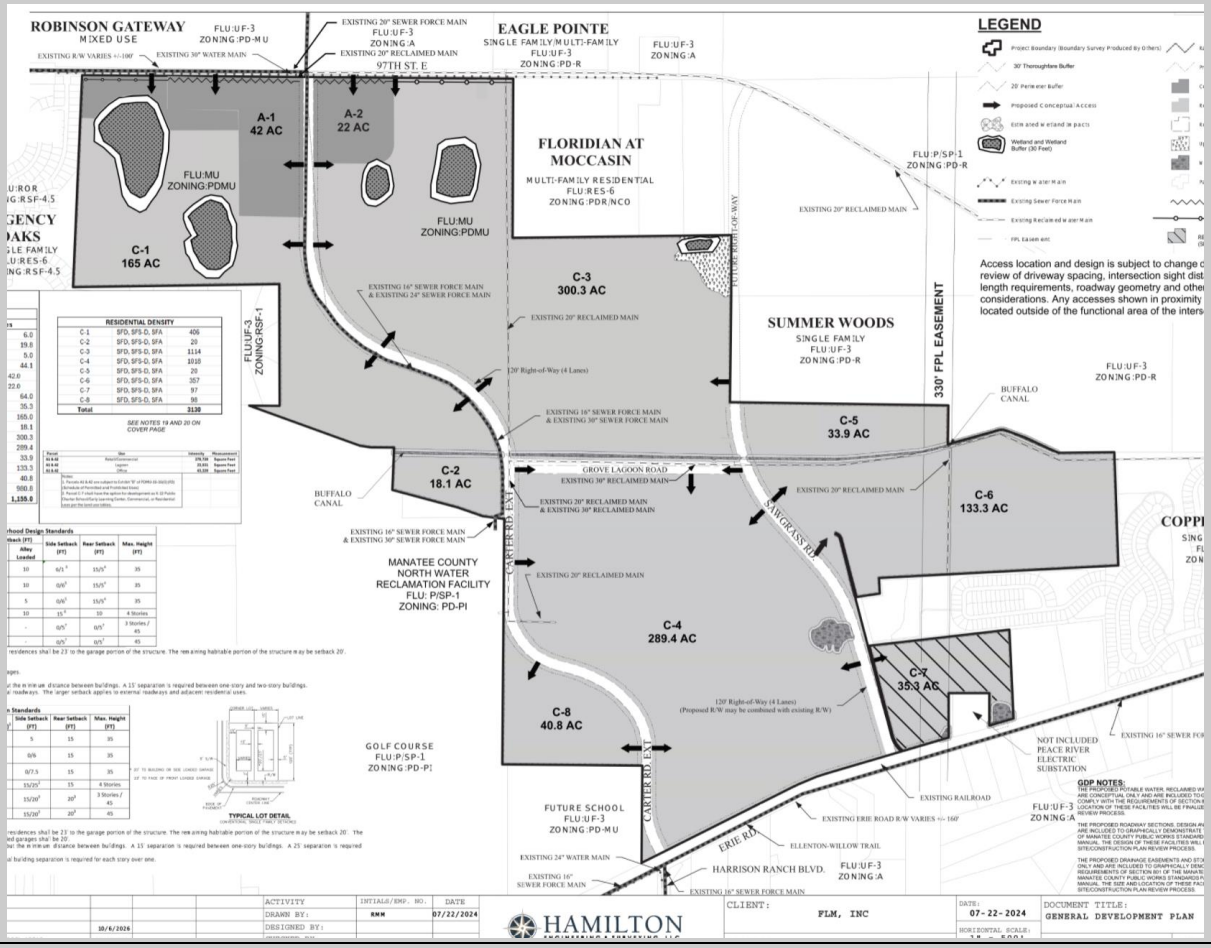
   HB 1151 also repealed the requirement for DRI's to be reviewed by Regional Planning Councils (RPC) or Department of Economic Opportunities (DEO) and placed responsibility on local governments to ensure reviews are conducted in accordance with their Comprehensive Plan and LDC. The applicant indicates 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.

Analysis: The proposed amendment includes the addition of a 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 and density of 8 DU/GA.	
SURROUNDING ZONING AND USES	
NORTH	A mix of Planned Development Residential, Planned Development Mixed Use, and Agriculture lie to the north of the site, as well as Robinson Gateway DRI.
SOUTH	Agricultural zoning along with a Manatee County water treatment facility (PDPI-06-45) are located to the south
EAST	Planned Development Residential comprises most of the zoning to the east of the site with two parcels of Agricultural zoning
WEST	RSF-4.5, RSF-1, the above referenced PD-PI and one parcel of agricultural zoning are located to the west

SECTION 3

PROJECT DETAILS



- The project proposes a total of 22 access points throughout the project site.
- Approximately 19.8 acres of wetlands
- Additional permitted use for a school and commercial uses in Parcel C-7.
- L.2 Condition of approval requires at least 26 acres to be used for parks or recreational areas

SITE DESIGN DETAILS

RESIDENTIAL SETBACKS and MINIMUM LOT SIZES (NO CHANGES)

Traditional Neighborhood Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front loaded	Alley loaded	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	3,200	32	20/23/15 [2]	10	6/1 [3]	15/5 [4]
Single-family semi-detached	2,300	16	20/23/15 [2]	10	0/6 [5]	15/5 [4]
Single-family attached	2,200	24	20/23/15 [2]	5	0/6 [5]	15/5 [4]
Multi-family	-	-	10	10	15 [6]	10

[1] The front setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet.
[2] Setback to the side loaded garage
[3] Minimum of 7 feet between units
[4] Rear setbacks for units with alley entry garages
[5] Minimum of 12 feet between units
[6] This distance is not a side yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story and two–story buildings

Conventional Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front Setback (ft)	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	4,950	40	20/23	5	15
Single-family semi-detached	3,700	35	20/23	0/6	15
Single-family attached	2,000	20	20/23	0/7.5	15
Multi-family	-	-	25	15/25 [2]	15

[1] The front yard setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet. The front yard setback for structures with side-loaded garages shall be 20 feet.
[2] This distance is not a side-yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story buildings. A 25-foot separation is required between two- and three-story buildings.

COMMERCIAL SETBACKS (NO CHANGES)	<u>Traditional Design</u> Front: 40 feet Side: 0/5 feet [1] Rear: 0/5 feet [1] <u>Conventional Design</u> Front: 40 feet Side: 15/20 feet [2] Rear: 20 feet [2] [1] The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses [2] When adjacent to residential 10 feet of additional building separation is required for each story over one.
HEIGHT	Traditional & Conventional: • 35 feet for single-family type buildings • 4 stories for multi-family buildings • 45 feet for commercial (3 stories) • 45 feet for office
OPEN SPACE	Required: 20% Provided: 20%
ACCESS	• 3 access points on Moccasin Wallow Road (previous GDP included 4) • 12 access points on Carter Road Extension (previous GDP included 13) • 6 access points on Sawgrass Road (previous GDP included 8) • 1 access point on Erie Road • 1 access point on “EE road” Per the site plan, *Access location and design is subject to change dependent on a detailed review of driveway spacing, intersection sight distance, any turn lane length requirements, roadway geometry and other operational and safety considerations. Any access shown in proximity to intersections shall be located outside of the functional area of the intersections.*
FLOOD ZONE(S)	Site lies in AE, A, and X-Zone, Panel#12081C0178E & 12081C0179E, effective 3/17/2014
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area**: YES **Type of Flooding**: Rainfall **Project Subject to flow reduction**: YES; 50% reduction in allowable runoff for Buffalo Canal is required **Project subject to OFW**: N/A **Watershed/Basin**: Buffalo Canal **Project located within Floodplain and/or Floodway**: Property is partially located within the FEMA FIRM 1% annual flood chance (effective date March 17, 2014). **Applicable Watershed Studies**: 1% annual flood chance delineation identified from Buffalo Canal Watershed Study. **Drainage Easements/Access Easements required for existing system(s)**: Condition (fka Stipulation) is included **Impairment:** Waters are assessed as impaired when an applicable water quality standard is not being attained. Impaired waters require a total maximum daily load (TMDL) or alternative restoration plan to reduce pollutant loadings and restore the waterbody. Please contact FDEP/SWFWMD regarding impairment and any required net improvement. **ROW/Stormwater Reservation/Other**: N/A

UTILITIES	**POTABLE WATER INFRASTRUCTURE** • Existing County 30-inch water main is within the Moccasin Wallow Road right-of-way (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

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance	Comments
BUFFERS			
Roadway Buffers	30-foot thoroughfare buffers • Moccasin Wallow Road • Erie Road • Carter Road • Sawgrass Road 25-foot thoroughfare buffers • Areas E and EE along Moccasin Wallow Road	Yes	
Perimeter Buffer	20-foot buffers	Yes	
SIDEWALKS			
Sidewalk	There are existing and proposed 5-foot sidewalks throughout the project site	Yes	Will be reviewed at time of Final Site Plan (FSP)

TRANSPORTATION

Major Transportation Facilities:

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

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

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

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

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

Transportation Link Capacity Analysis

For the plan amendment, the applicant submitted a Land Use Exchange Matrix (LUEM) to show that the impacts potentially arising from the change in the General Development Plan (GDP).

The entitlements under the current GDP consist of:

- ✓ 2,421 single family dwelling units,
- ✓ 580 townhomes
- ✓ 400 multifamily dwelling units,
- ✓ 260,000 square feet of retail, and
- ✓ 35,000 square feet of office

The entitlements under the proposed GDP 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
Erie 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. **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

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2). Minimum 20% proposed Open Space.

Wetlands:
No change to wetlands proposed with this GDP Modification. 30 foot wetland buffers proposed, consistent with previous approvals.

Uplands and Preservation of Existing Plant Communities:
Total Upland Preservation Area acreage is being reduced from 12.15 acres to 6.0 acres. This proposal however, remains in compliance with the previously approved DRI 17-36 Condition (fka Stipulation) B.(11) which requires a minimum of 5.6 acres along the eastern project boundary.

Endangered Species:
There was no updated threatened and endangered species survey requested for this GDP Modification. An updated survey will be provided at the time of the Preliminary Site Plan (PSP)/FSP submittal.

Trees and Landscaping:
No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2).

Tree Removal and Replacement will be reviewed with PSP and FSP, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Moccasin Wallow Road / Commercial)	10 feet	25-30 feet	LDC Section 701.4.B.2
Roadway Buffer (Moccasin Wallow Road / Residential)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Sawgrass Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Carter Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Erie Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Grove Lagoon Road)	20 feet	20 feet	LDC Section 402.7.D.1
Greenbelt/Perimeter Buffer	15 feet	20 feet	LDC Section 402.7.D.5

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 402.10 – PLANNED DEVELOPMENT OFFICE

LDC SECTION 402.11 – PLANNED DEVELOPMENT COMMERCIAL

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 401.5, 402.6, 402.7, 402.10, and 402.11. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish Conditions of Approval (fka Stipulations) to be adopted for Planned Development zoning districts.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	A Neighborhood Workshop was held April 20, 2026
Workshop Format	Virtual
Workshop Requirement	• Application received before July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2402-0065)
Citizen Attendees	19
Sign-In Sheet	None provided
Summary	See attachment #8
Issues, Suggestions, and Concerns	See attachment #8
Mail Notice	
Workshop Signage	6 signs posted

Analysis: The neighborhood workshop summary can be found in the attachments.

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

A. Adjacent to Single Family Development.
1. **Additional Building Setback Required.**
2. **Six-foot solid, decorative wall Required.**

Analysis: Any proposed building height above three stories adjacent to single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

B. Through Special Permit or Planned Development.
1. **Height shall not adversely affect surrounding development or waterfront vistas.**
2. **Buildings shall have varied setbacks of at least 3 feet in depth every 75 horizontal feet.**
3. **Proposed building(s) shall have an articulated roofline (Figure 4-4-),**
4. **Main entrance to the building shall face the street and site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance.**
5. **Building materials shall be complementary with the adjacent existing construction.**

Analysis: Any proposed building height above three stories adjacent to zoning districts other than single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The Parrish Lakes project site consisting of approximately 1,155 acres has been partially developed and some areas have completed construction. PDMU-16-16(G)(R2) approved the reallocation of the total number of residential and non-residential uses. In previous approvals Parrish Lakes was reviewed for physical characteristics involving suitable tract development, flood hazard, stormwater, and environmental concerns.

The current request to decrease residential entitlements and increase non-residential entitlements is occurring on lands that have been previously improved and allocated for development. The change in dwelling unit types does not create any incompatibility with surrounding residential land uses and does not permit any new type of dwelling unit. The proposal includes possible school and commercial uses in Parcel C-7 southeast of the overall project site. A school is considered a residential support use and as such it is a supportive component of the surrounding residential community. The possible inclusion of commercial uses in Parcel C-7 will also provide support for Parrish Lakes and the surrounding communities.

B. Relation to Public Utilities, Facilities and Services.

Analysis: There are existing connections to County potable, sewer, and reclaimed water mains that have been reviewed and will have available capacity at time of project completion. Per the School Report, there is anticipated school capacity available within the School Service Area (SSA) or contiguous SSA. In addition, there is an approved Certificate Level of Service (CLOS) for PDMU-16-16(G)(R2) (17-058) that expires on December 16, 2039.

C. Relation to Major Transportation Facilities.

Analysis: The project is located on the south side of Moccasin Wallow Road and the north side of Erie Road, two major County thoroughfares. There are two partially constructed thoroughfares (Carter Roadway Extension and Sawgrass Road) running north and south through the project that connects Moccasin Wallow Road and Erie Road. There are proposed Capital Improvement Projects on Moccasin Wallow Road expected to be partially funded by the State. These projects would widen Moccasin Wallow Road in three segments to improve Level of Service for multiple projects in the area.

D. Compatibility.

Analysis: The applicant provided an analysis of 10 developments in the area that equated to an average density of 3.21 DU/GA, with the majority of them ranging between 1.64 and 2.63 DU/GA. This project proposes a decrease from 3.28 to 3.08 DU/GA remains consistent with the development densities in the surrounding area. Although there is a change in the number of types of residential uses there are no new residential unit types proposed. The project is also proposing the possibility of a K-12 public charter school or early learning center in Parcel C-7, acting as a support use to the residents in and around Parrish Lakes. The LDC defines compatibility as "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."

E. Transitions.

Analysis: The northwestern portions of the project site adjacent to larger single-family lots were platted in July and October 2024; these are partially constructed. The southwestern portion of the project site (previously Phase II) is adjacent to Buffalo Creek Golf Course and Manatee County Water Treatment Facility. The other areas to the east consist almost entirely of PDR with single-family detached residential dwelling units.

F. Design Quality.

Analysis: There are no changes to the previously approved development standards that propose varying bulk and dimensional standards for traditional and conventional neighborhood designs. A 20-foot roadway buffer is proposed along Grove Lagoon Road. The applicant provides a 30-foot roadway buffer along thoroughfares when a 20-foot buffer is required. As previously Conditioned (fka Stipulation L.2) the project is required to provide 26 acres of on-site parks.

G. Relationship to Adjacent Property.

Analysis: A pond creates additional buffering along the westernmost portion of the project boundary adjacent to Regency Oaks. Additional ponds buffer other areas of Parrish Lakes and Regency Oaks with only a small portion of the lots directly abutting each other.

H. Access.

Analysis: The main access points along Erie Road and Moccasin Wallow Road have not changed. The western Moccasin Wallow Road access has been constructed, as well as Sawgrass Road that the project proposes to tie into.

I. Streets, Drives, Parking and Service Areas.

Analysis: All streets, drives, parking, and service areas will be required to comply with the applicable Manatee County requirements. At the time of the PSP/FSP review, a detailed analysis shall be conducted to ensure compliance.

J. Pedestrian Systems.

Analysis: All pedestrian systems shall comply with LDC § 1001.6.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic or archaeological features on site aside from Buffalo Creek Canal (8MA1445).

L. Density/Intensity.

Analysis: The amendment proposes to decrease the density from 3.28 DU/GA to 3.08 DU/GA. Provision D.5.9 limits the current maximum density to 3 DU/GA, but the maximum allowable density in the MU FLUC, without such restrictions permits up to 30 DU/GA. The maximum 3 DU/GA includes the entire 1,155 acre site and does not calculate GDP density/intensity within the designated commercial and residential areas. If the entire site was used to calculate proposed density it would result in a gross density of 2.7 DU/GA. As previously mentioned, the proposed decrease of 0.20 DU/GA remains consistent with the surrounding developments. The proposed

amendment keeps the maximum proposed FAR at 0.12 with an additional 16.5 acres permitted for non-residential use in Parcel A-1. For further analysis, see Section 5 of this staff report.

M. Height.
Analysis: Setbacks for traditional and conventional neighborhoods are as follows:
- 35 feet for single-family type buildings
- 4 stories for multi-family buildings
- 45 feet for commercial (3 stories)
- 45 feet for office

N. Fences and Screening.
Analysis: Any fencing or screening for structures adjacent to residentially zoned districts shall be in compliance with LDC § 401.5 – Building height Compatibility.

O. Yards and Setbacks.
Analysis: The yards and setbacks vary between the traditional and conventional neighborhood design standards, type of residential unit, and commercial/office uses. For detailed yard and setback information, see Section 3 of this staff report above.

P. Trash and Utility Plant Screens.
Analysis: Trash and utility plant screens shall comply with all applicable Manatee County standards. A detailed review for compliance shall occur at the time of the PSP/FSP submittal.

Q. Signs.
Analysis: All proposed signs shall be in accordance with LDC Chapter 6 – Signs.

R. Landscaping.
Analysis: There is no change in previously approved landscaping requirements. All landscaping shall be designed in compliance with LDC § 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: There are no changes from the previously approved Zoning Ordinance regarding mixed-use development in designated entranceways.

T. Environmental Factors.
Analysis: See Environmental Information in Section 3 of this staff report.

U. Rights-of-Way and Utility Standards.
Analysis: All ROWs and utility standards shall comply with all applicable Public Works Standards Manuals requirements.

V. Stormwater Management.
Analysis: All stormwater management shall comply with LDC § 801 and other applicable County standards.

W. Consistency with Comprehensive Plan.
Analysis: The proposed GDP and DRI amendment may demonstrate consistency with the goals, objectives, and policies of the Manatee County Comprehensive Plan. See Section 5 of this staff report for detailed analysis on applicable Comprehensive Plan Policies.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: All proposed site planning has been previously reviewed for development orientation, negative impacts, and buffer requirements. There are no changes to the approved components analyzed in this Section, only changes to the dwelling unit types and number of those units. Additional evaluation shall be conducted at the time of the subsequent PSP/FSP submittal.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: There is no change to the previously approved open space or pervious area requirements. All landscaping is in compliance with LDC § 701.

C. Frontage and Accessibility.
Analysis: The project proposed numerous access points from existing major thoroughfares as well as the proposed thoroughfares, that will be constructed within the project.

D. Neighborhoods.
Analysis: No changes to approved focal points are being proposed with this GDP amendment. The initial approval was analyzed for adequate interconnectivity between individual subdivisions and neighborhoods, as well as the commercial and recreational components of the Parrish Lakes development.

E. Greenbelts.
Analysis: Adequate greenbelt buffers were approved with the previous GDP; there are no proposed changes to with this Amendment.

F. Traffic Circulation.
Analysis: Roadways have been provided throughout the project site to allow for adequate traffic circulation.

G. Yards and Setbacks.
Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

H. Minimum Lot Width.
Analysis: For minimum lot width information, refer to the Site Design Details located in Section 3 of this staff report.

I. Building Height.
Analysis: For building height information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.10.D – PLANNED DEVELOPMENT OFFICE

1. Intensity
Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. Landscaped Open Space and Pervious Area Requirements.
Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. Yards and Setbacks.
Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.11.D – PLANNED DEVELOPMENT COMMERCIAL

1. **Intensity.**
   Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. **Landscaped Open Space and Pervious Area Requirements.**
   Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. **Yards and Setbacks.**
   Analysis: For yards and setbacks information, refer to the site design details located in section 3 of this staff report.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Mixed Use (MU) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.21. MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.21.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.21.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.

Policy 2.2.1.21.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- Nine (9) dwelling units per acre for properties located within the CHHA or CEA.
- Twelve (12) dwelling units per acre.
- Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).
- Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
- Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component. Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.

Minimum gross residential density:
- 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:
- Twenty dwelling units per acre.

Thirty-six dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.
Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved).
2.0 inside the UIRA.

Policy 2.2.1.21.4. Other Information:
(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.
(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
(1) Non-residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).
(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);
- Ten (10) percent Residential.
- Ten (10) percent Commercial/Professional.
- Ten (10) percent Light Industrial/Distribution.
- Five (5) percent Recreation/Open Space.
- Three (3) percent Public/Semi-Public.

(3) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.
(d) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Analysis: All uses previously approved and proposed with the current amendment are permitted within the MU FLUC. The project is not proposing a density/intensity above what is permitted in the MU FLUC. In addition, the previously approved development is still located adjacent to an arterial roadway, remains consistent with large project development, provides a mixture of uses, and contains access points from more than one roadway classified on the Major Thoroughfare Map Series. After the current level of review required at GDP submission, the proposed application may be found to be consistent with the applicable policies, goals, and objectives of the Manatee County Comprehensive Plan.

Policy 2.1.1.2. Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.
Analysis: Parrish Lakes is an existing mixed-use development and has previously been analyzed for compatibility. The proposed density of 2.7 DU/GA over the entire project site, or 3.08 DU/GA over the residential portion of the project, is well below the permitted maximum of 30 DU/GA in the MU FLUC. In addition, the surrounding developments' densities range from 0.87 DU/GA to 7.2 DU/GA, with an average density of 3.21 DU/GA.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development to the area east of the established FDAB (see Map M and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element).
Analysis: Parrish Lakes is an approved project located west of the FDAB.

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

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

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment are planning efforts when applicable in areas which are internal to or are contiguous expansions of the built environment.
Analysis: The proposed increase in residential dwelling units occurs in a partially built-out development. This limits urban sprawl by promoting concentrated development where previously improved infrastructure and investment have occurred and discouraging new development to the east.

Policy 2.1.2.7 Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:
- **consideration of existing development patterns,**
- **types of land uses,**
- **transition between land uses,**
- **density and intensity of land uses,**
- **natural features,**
- **approved development in the area,**
- **availability of adequate roadways,**
- **adequate centralized water and sewer facilities,**
- **other necessary infrastructure and services,**
- **limiting urban sprawl,**
- **applicable specific area plans.**

Analysis: The types of land uses, existing development pattern, and densities in the areas adjacent to the project site remain consistent with the proposed amendment. As previously stated, the project may limit urban sprawl through the continued concentration of development within the project site. Infrastructure capacity for water, sewer, roadways, and services has been reviewed and will be available at time of project completion. In addition, Condition L.2 in the accompanying Zoning Ordinance requires 26 acres of recreational areas or parks serving as natural features to be located within the project.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The project previously proposed, and continues to propose adequate roadway, landscape, and wetland buffers throughout the development site. The project provides separate design standards for traditional and conventional residential neighborhoods. These design standards vary in setbacks, minimum lot size, and maximum proposed height, all of which have been approved with no proposed changes.

Objective 2.10.4. - Locational Criteria and Development Standards.
Analysis: Although there are four activity nodes located at the intersections of Erie Road, Moccasin Wallow Road, Carter Road, and Sawgrass Road, the MU FLUC does not require compliance with the commercial locational criteria found in Objective 2.10.4. However, commercial development is located on a thoroughfare as required by Policy 2.10.3.

SECTION 6

POSITIVE ASPECTS

- The changes proposed with this amendment maintain 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. (Transportation)

NEGATIVE ASPECTS
• The school trips and impacts are not included in the LUEM and therefore have not been analyzed with this application. (Transportation)
MITIGATING MEASURES
• A new traffic study for the school use shall be required at time of the school site plan submittal.

SECTION 7
SPECIFIC APPROVAL REQUESTS
No Specific Approvals are requested with this application

SECTION 8
CONDITIONS OF APPROVAL (FKA STIPULATIONS)
See attached Zoning Ordinance

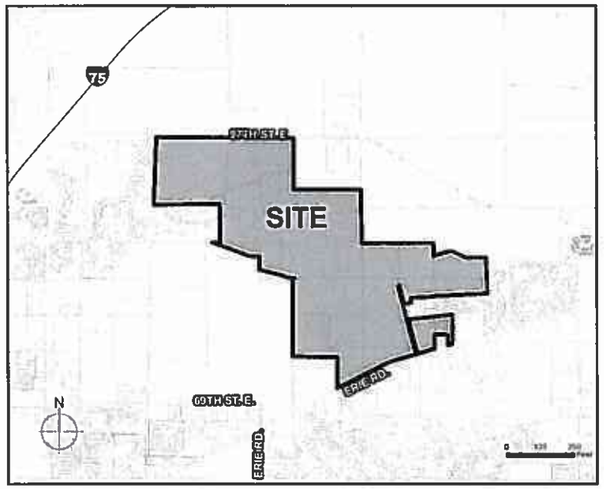
ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Traffic Study
4. Concurrency Deferral Form
5. Environmental Narrative
6. Affidavit of Publishing
7. Strikethrough Underline Ordinance PDMU-16-16(G)(R2)
8. Neighborhood Workshop Summary
9. Public Comment

PARRISH LAKES DRI

GENERAL DEVELOPMENT PLAN

SECTIONS 22, 23, 24, 25 & 26,
TOWNSHIP 33 S, RANGE 18 E
MANATEE COUNTY, FLORIDA



VICINITY MAP

FOR:
HAWK PARRISH LAKES, LLC
2502 N. ROCKY POINT DRIVE, SUITE 1050
TAMPA, FL 33607

SITE DATA

TOTAL PROJECT AC	+/- 1,155 AC
WETLAND AC	19.8 - 0.4 (IMPACT) = 19.4 AC
WETLAND BUFFER AC	+/- 16.13 AC
UPLAND PRESERVATION AC	+/- 6.0 AC
RECREATION FACILITIES AC	+/- 25.5 AC
TOTAL RESIDENTIAL UNITS	3,130
TOTAL RETAIL/COMMERCIAL SQUARE FOOTAGE	302,251
TOTAL OFFICE SQUARE FOOTAGE	43,320
PROPOSED FLEX (RESIDENTIAL/COMMERCIAL/SCHOOL PARCEL)	+/- 35.3 AC (120 SFA/*50,000 SF COMMERCIAL/1,300 STUDENTS)
EXISTING ZONING	
PROPOSED ZONING	PDMU
EXISTING FUTURE LANDUSE	PDMU
MINIMUM SETBACKS	MU, P/SP-1

SEE SHEET 3

RESIDENTIAL DENSITY CALCULATIONS

GROSS RESIDENTIAL DENSITY
TOTAL UNITS / TOTAL ACRES = 3,130 / 1,016.1 = 3.08 DU/AC

NON RESIDENTIAL DENSITY CALCULATIONS

RETAIL / COMMERCIAL / OFFICE /
TOTAL SQFT / TOTAL SQFT = 345,571 / 2,787,840 (64 ACRES) = 0.12 F.A.R.

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

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.

NOTES

1. THE SITE IS CURRENTLY ZONED PDMU.

2. THE SITE IS DESIGNATED AS FLOOD ZONE X, A, AND AE ON FIRM PANEL NO. 12081C0176E, 12081C0177E, 12081C0178E, AND 12081C0179 PER EFFECTIVE DATE OF MARCH 17, 2014.

3 THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS OR PLATTED STREETS LOCATED ON THIS SITE.

4 THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND/OR FDEP WITHIN THE BOUNDARIES OF THIS PLAN. ACREAGE AND LOCATIONS OF ENVIRONMENTAL AREAS AND MITIGATION AREAS ARE APPROXIMATE AND ARE SUBJECT TO FINAL DETERMINATION BY APPROPRIATE AGENCIES

5 THERE ARE WELLS IDENTIFIED WITHIN THE BOUNDARIES OF THIS PLAN.

6 PROJECT WILL MEET ALL APPLICABLE STANDARDS OF SECTION 402.6 OF THE LDC

7 THE ALIGNMENT OF ALL INTERNAL ROADWAYS AND THE LOCATIONS OF ALL PROJECT ACCESS POINTS ARE APPROXIMATE. EXACT ALIGNMENTS ARE SUBJECT TO CHANGE PURSUANT TO REVIEW BY MANATEE COUNTY DURING THE SITE PLAN / SUBDIVISION REVIEW PROCESS

8 MINIMUM 20% OPEN SPACE WILL BE PROVIDED

9 EXISTING TREE GROUPINGS, OTHER THAN DELINEATED WETLANDS, ARE AGRICULTURAL IN NATURE.

10. PROJECT HAS TWO PHASES THAT CAN BE BUILT SIMULTANEOUSLY PURSUANT TO CLOS-17-058, WITH BUILD OUT FOR ENTIRE PROJECT BY 2036

11 FLOODPLAIN MANAGEMENT: ANY ENCROACHMENT INTO THE 100 YEAR FLOODPLAIN SHALL BE REQUIRED TO MEET REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS AND FEDERAL AND STATE PERMIT REQUIREMENTS.

12 ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, STEWARDSHIP DISTRICT OR A COMMUNITY DEVELOPMENT DISTRICT

13 ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS STANDARDS FOR MATERIAL SPECIFICATIONS (I.E. PAVEMENT SECTION). THE ROADS WILL EITHER BE (i) PUBLIC, OR (ii) OWNED AND MAINTAINED BY A STEWARDSHIP DISTRICT, COMMUNITY DEVELOPMENT DISTRICT, OR (iii) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. TRAVEL LANES SHALL BE 12'; OR AS PERMITTED BY COUNTY STANDARDS AT TIME OF FSP.

14 TWO MEANS OF ACCESS SHALL BE PROVIDED FOR NEIGHBORHOODS THAT HAVE MORE THAN 100 DWELLING UNITS. A BOULEVARD ENTRANCE MAY BE USED AS AN OPTION, CONSISTENT WITH THE LDC

15 SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE.

16 ALL SIGN AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. SIGNAGE AND STRIPING PLANS WILL BE PART OF, AND APPROVED WITH THE FINAL SITE PLAN.

17 TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

18 ALL STORM DRAINAGE PIPES, BOTH PUBLIC AND PRIVATE, NOT LOCATED WITHIN A ROADWAY TRACT OR RIGHT-OF-WAY WILL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT. THE WIDTH OF DRAINAGE EASEMENTS SHOWN ON THE FINAL SITE PLAN AND CONSTRUCTION PLANS SHALL COMPLY WITH THE STORMWATER DESIGN MANUAL AND BE NO LESS THAN 20 FEET

19 RESIDENTIAL UNITS MAY BE TRANSFERRED BETWEEN PARCELS C1-C8. THIS DOES NOT AUTHORIZE AN INCREASE IN THE TOTAL NUMBER OF UNITS FOR THE PROJECT. HOWEVER THE DEVELOPMENT OF MULTIPLE PARCELS AS A SINGLE COMMUNITY SHALL ALLOW THE BLENDING OF UNIT COUNTS AND TYPES NOT WITHSTANDING PARCEL BOUNDARIES AS SHOWN ON THE GDP.

20. RESIDENTIAL DENSITY CALCULATIONS ASSUME FLEX (C-7) AS RESIDENTIAL USE TO DETERMINE MAXIMUM POTENTIAL DU/AC; NON-RESIDENTIAL DENSITY CALCULATIONS ASSUME FLEX (C-7) AS COMMERCIAL USE TO DETERMINE MAXIMUM POTENTIAL FAR.

21. NON-RESIDENTIAL DEVELOPMENT (EXCLUDING SCHOOL USE) WITHIN PARCEL C-7 MAY EXCEED 50,000 SQUARE FEET OF GROSS FLOOR AREA, PROVIDED THAT THE TOTAL TRIP GENERATION FOR THE PROPOSED USES DOES NOT EXCEED THE TRIP GENERATION ATTRIBUTABLE TO 50,000 SQUARE FEET OF RETAIL USE (TRIPS SHOULD BE LESS THAN 238 GROSS PM PEAK HOUR TRIPS OR 143 NET PM PEAK HOUR TRIPS). APPROVAL OF A SCHOOL USE IS SUBJECT TO TRAFFIC STUDY REQUIREMENTS PER PDMU-16-16(G)(R3) SECTION 3.B.5.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL
3	GENERAL DEVELOPMENT PLAN
4	LANDSCAPE PLAN

HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #65325
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

PROJECT NUMBER: **PDMU - 16 - 16(Z)(G)(R3)** PROJECT NAME: **PARRISH LAKES**

APPROVAL TYPE: **GENERAL DEVELOPMENT PLAN AMENDMENT** ACCELA NUMBER: **PLN2408 - 0049**

PROJECT PLANNER: _____ DATE: _____

PROJECT ENGINEER: _____ DATE: _____

CONCURRENCY: _____ DATE: _____

ENVIRONMENTAL PLANNING: _____ DATE: _____

ENVIRONMENTAL HEALTH: _____ DATE: _____

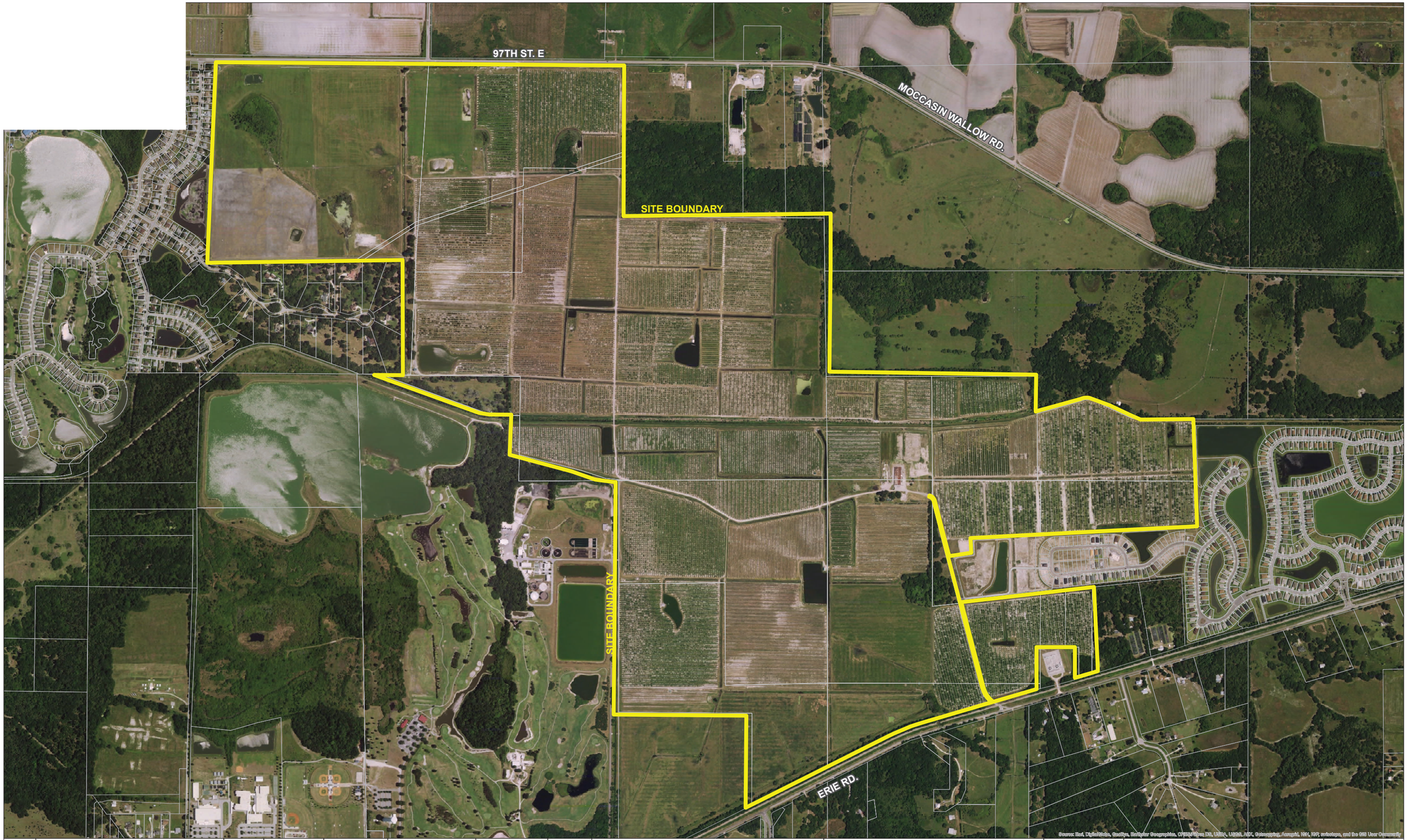
FIRE DISTRICT: _____ DATE: _____

ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION. THERE MAY BE OTHER DOCUMENTS, INCLUDING A CLOS THAT AFFECT THIS PROJECT APPROVAL.

REC'D BY OWNER/AGENT: _____ DATE: _____

Lucas Carlo
2026.10.06
13:45:46-04'00'

LUCAS CARLO
FL P.E. #61636



REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		
	FM ENDS AT WWTP, EXTEND 25' BUFFER ON MOCCASIN WALLOW	02/11/2025		
	GDP LAND USE TABLE, PARCEL AREAS, & COMM. AREAS	11/7/2024		
	ADDED EXIST. RECLAIM & FORCE MAIN LABELS, & GDP NOTES.	11/7/2024		

ACTIVITY	INTIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON ENGINEERING & SURVEYING, LLC
3409 W LEMON ST
TAMPA, FL. 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL. 32803
TEL: 407.362.5929

CLIENT: FLM, INC

PROJECT: PARRISH LAKES

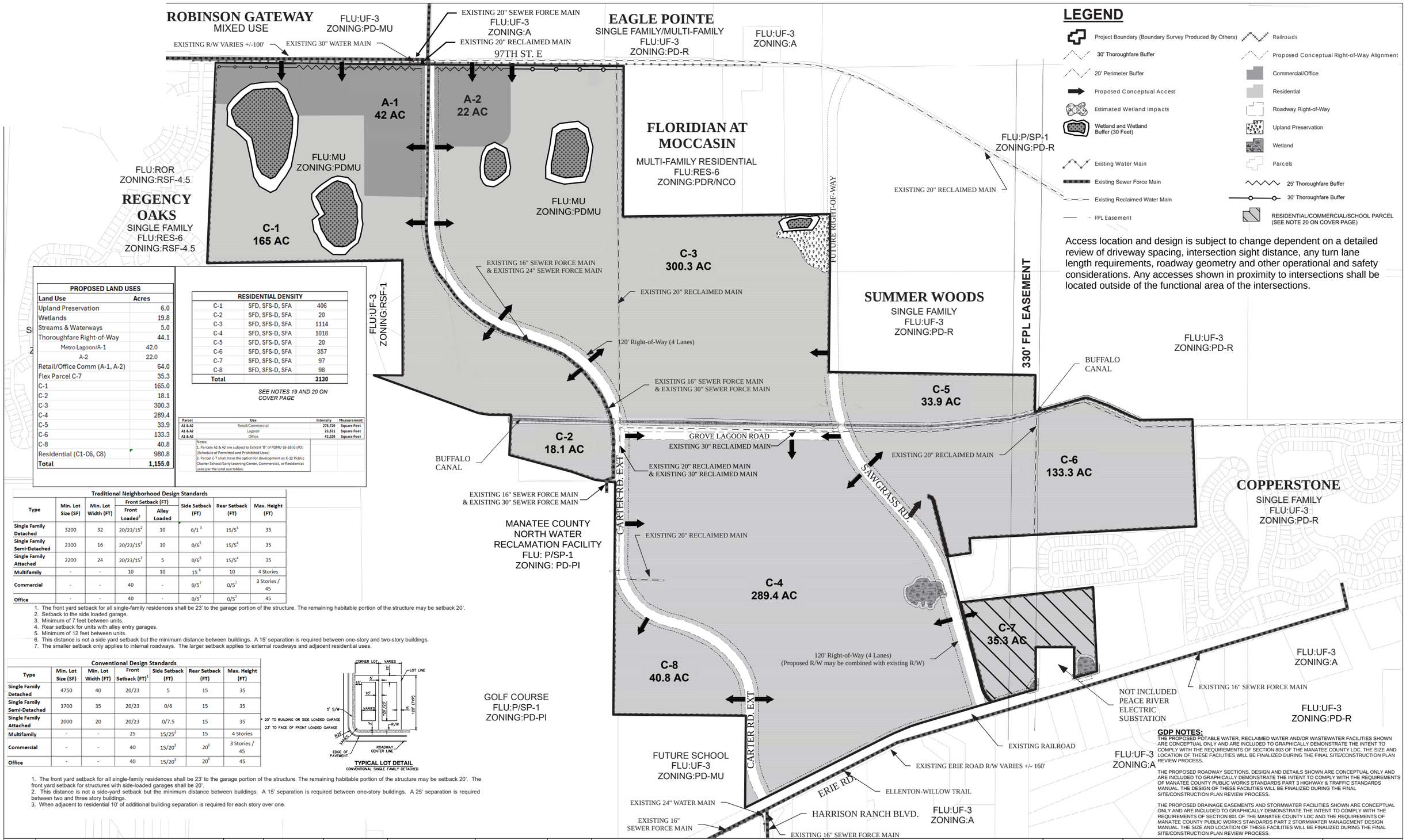
DATE: 07-22-2024

HORIZONTAL SCALE: 1" = 500'

DOCUMENT TITLE: AERIAL

SHEET NUMBER: 2 OF 4

N



PROPOSED LAND USES	
Land Use	**Acres**
Upland Preservation	6.0
Wetlands	19.8
Streams & Waterways	5.0
Thoroughfare Right-of-Way	44.1
Metro Lagoon/A-1	42.0
A-2	22.0
Retail/Office Comm (A-1, A-2)	64.0
Flex Parcel C-7	35.3
C-1	165.0
C-2	18.1
C-3	300.3
C-4	289.4
C-5	33.9
C-6	133.3
C-8	40.8
Residential (C1-C6, C8)	980.8
Total	**1,155.0**

RESIDENTIAL DENSITY		
C-1	SFD, SFS-D, SFA	406
C-2	SFD, SFS-D, SFA	20
C-3	SFD, SFS-D, SFA	1114
C-4	SFD, SFS-D, SFA	1018
C-5	SFD, SFS-D, SFA	20
C-6	SFD, SFS-D, SFA	357
C-7	SFD, SFS-D, SFA	97
C-8	SFD, SFS-D, SFA	98
Total		**3130**

SEE NOTES 19 AND 20 ON COVER PAGE

Parcel	Use	Intensity	Measurement
A1 & A2	Retail/Commercial	278,720	Square Feet
A1 & A2	Lagoon	23,531	Square Feet
A1 & A2	Office	43,320	Square Feet

Notes:
1. Parcels A1 & A2 are subject to Exhibit "B" of PDMU-16-16(G)(R3) (Schedule of Permitted and Prohibited Uses)
2. Parcel C-7 shall have the option for development as K-12 Public Charter School/Early Learning Center, Commercial, or Residential uses per the land use tables.

Traditional Neighborhood Design Standards

Type	Min. Lot Size (SF)	Min. Lot Width (FT)	Front Setback (FT)		Side Setback (FT)	Rear Setback (FT)	Max. Height (FT)
			Front Loaded[1]	Alley Loaded			
Single Family Detached	3200	32	20/23/15[2]	10	6/1 [3]	15/5[4]	35
Single Family Semi-Detached	2300	16	20/23/15[2]	10	0/6[5]	15/5[4]	35
Single Family Attached	2200	24	20/23/15[2]	5	0/6[5]	15/5[4]	35
Multifamily	-	-	10	10	15 [6]	10	4 Stories
Commercial	-	-	40	-	0/5[7]	0/5[7]	3 Stories / 45
Office	-	-	40	-	0/5[7]	0/5[7]	45

1. The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'.
2. Setback to the side loaded garage.
3. Minimum of 7 feet between units.
4. Rear setback for units with alley entry garages.
5. Minimum of 12 feet between units.
6. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings.
7. The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses.

Conventional Design Standards

Type	Min. Lot Size (SF)	Min. Lot Width (FT)	Front Setback (FT)[1]	Side Setback (FT)	Rear Setback (FT)	Max. Height (FT)
Single Family Detached	4750	40	20/23	5	15	35
Single Family Semi-Detached	3700	35	20/23	0/6	15	35
Single Family Attached	2000	20	20/23	0/7.5	15	35
Multifamily	-	-	25	15/25[2]	15	4 Stories
Commercial	-	-	40	15/20[3]	20[3]	3 Stories / 45
Office	-	-	40	15/20[3]	20[3]	45

TYPICAL LOT DETAIL
CONVENTIONAL SINGLE FAMILY DETACHED

1. The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side-yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. When adjacent to residential 10' of additional building separation is required for each story over one.

GDP NOTES:

THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
	TWO ACCESS POINTS TO A-1	10/6/2026		
	SITE DATA TABLES, A-1 AND C-1 PARCEL AREAS	07/07/2026		
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		

ACTIVITY	INITIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON
ENGINEERING & SURVEYING, LLC
3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

CLIENT: **FLM, INC**

PROJECT: **PARRISH LAKES**

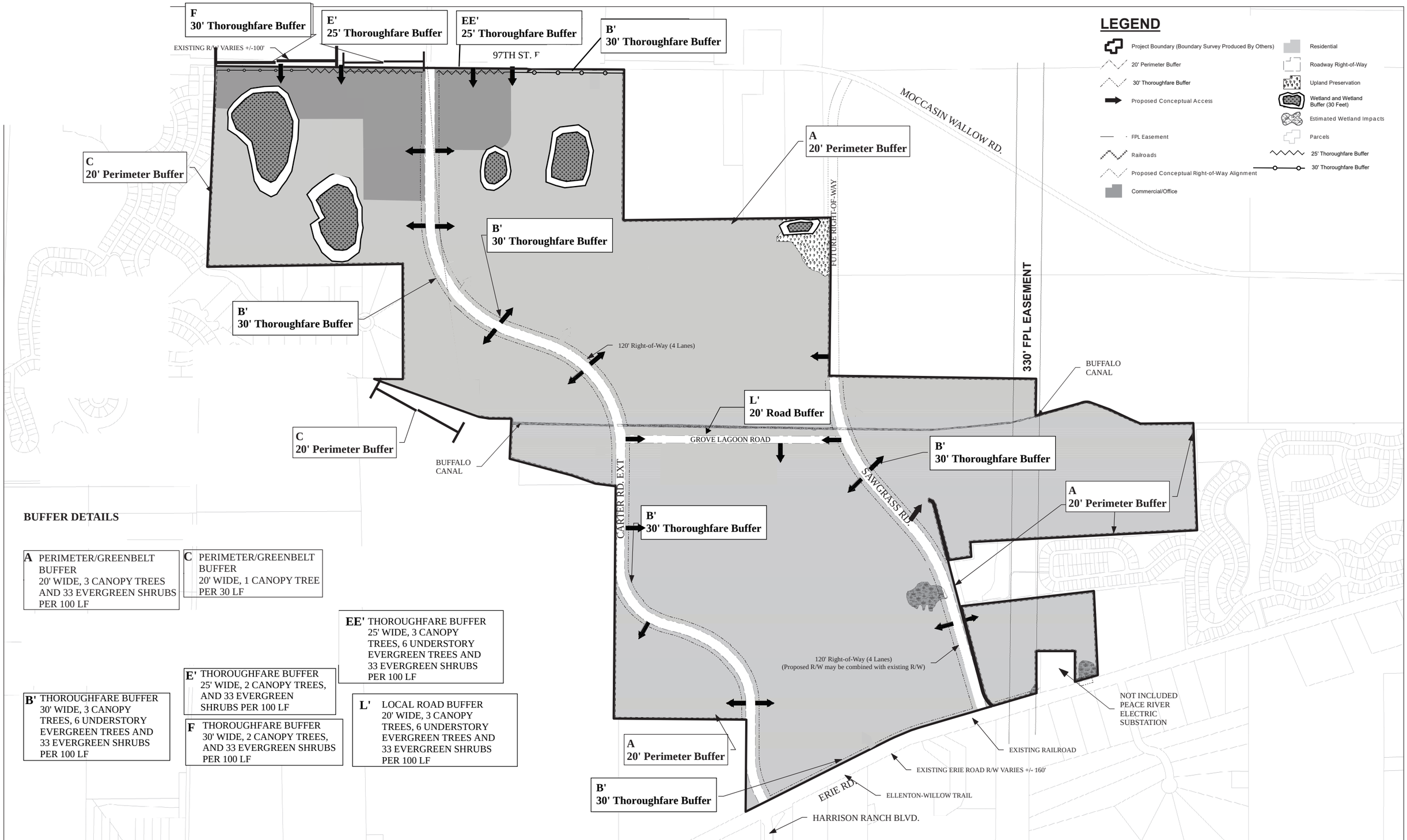
DATE: **07-22-2024**

HORIZONTAL SCALE: **1" = 500'**

DOCUMENT TITLE: **GENERAL DEVELOPMENT PLAN**

SHEET NUMBER: **3 OF 4**

N



BUFFER DETAILS

A PERIMETER/GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND 33 EVERGREEN SHRUBS PER 100 LF

C PERIMETER/GREENBELT BUFFER
20' WIDE, 1 CANOPY TREE PER 30 LF

EE' THOROUGHFARE BUFFER
25' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

E' THOROUGHFARE BUFFER
25' WIDE, 2 CANOPY TREES, AND 33 EVERGREEN SHRUBS PER 100 LF

B' THOROUGHFARE BUFFER
30' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

F THOROUGHFARE BUFFER
30' WIDE, 2 CANOPY TREES, AND 33 EVERGREEN SHRUBS PER 100 LF

L' LOCAL ROAD BUFFER
20' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
	TWO ACCESS POINTS TO A-1	10/6/2026		
	SITE DATA TABLES, A-1 AND C-1 PARCEL AREAS	07/07/2026		
CRV6	LOCAL ROAD BUFFER ADDED	2/11/2026		
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		

ACTIVITY	INITIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON ENGINEERING & SURVEYING, LLC.
3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

CLIENT: FLM, INC

PROJECT: PARRISH LAKES

DATE: 07-22-2024

HORIZONTAL SCALE: 1" = 500'

DOCUMENT TITLE: LANDSCAPE PLAN

SHEET NUMBER: 4 OF 4

N

Board of County Commissioners: October 8, 2026

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 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; 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).

Planning Commission: 05/14/2026 and 9/17/2026
Board of County Commissioners: 06/04/2026, 8/6/2026, and 10/8/2026

Alternative Motions

APPROVAL
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 review standards in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and APPROVE the General Development Plan amendment with conditions of approval, 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 review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and DENY the General Development Plan amendment.

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

- **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.**
  - **Larry 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.**
- **Updated motion in strikethrough/underline format and public comments were entered into the record.**

	Section
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDMU-16-16(G)(R3) / PLN2408-0049
PROJECT NAME	Parrish Lakes GDP Amendment
PARCEL ID(S) / ADDRESS	7205 and 8505 Moccasin Wallow Road 7400, 7205, 7707, and 7800 Sawgrass Road
GENERAL LOCATION	The south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and the 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)
SECTION / TOWNSHIP / RANGE	Sections: 22-26 Township: 33 S Range: 18 E
ACRES	Approximately 1,155 acres
APPLICANT(S) / AGENT	Marshall Robinson (Grimes Galvano)
FUTURE LAND USE CATEGORY	**Mixed-Use (MU):** Approximately 1,132 acres **Public/Semi-Public (1) (P/SP(1))**: Approximately 23 acres (Florida Power and Light easement)
EXISTING ZONING / USE(S)	**Zoning:** Planned Development Mixed Use (PDMU) **Use:** Commercial, office, and residential (single-family and multifamily)
PROPOSED ZONING	No change in existing zoning
PROPOSED USE	**Residential: 3,130 dwelling units** • Increase single-family detached units from 2,421 to 2,444 • Increase single-family attached units from 580 to 686 • Decrease multi-family units from 400 to zero **Commercial/Office: 345,571 square feet** • Increase commercial/retail from 260,000 sq. ft. to 302,251 sq. ft. · 278,720 sq. ft. for a shopping center · 23,531 sq. ft. for a lagoon • Increase office use from 35,000 sq. ft. to 43,320 sq. ft. **School:**

	• Allow public educational facility ("school") as a permitted use
PROPOSED DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Proposed:** 3.08 DU/GA **Allowed*:** 3.41 DU/GA (3,465 dwelling units / 1,016.1 acres)
PROPOSED INTENSITY *Floor Area Ratio (FAR)*	**Proposed*:** 0.12 FAR (345,571 sq. ft. / 2,787,840 sq. ft.) **Allowed:** 0.26 FAR (750,000 sq. ft. / 2,787,840 sq. ft.)
OVERLAYS/SPECIAL AREAS	None
SPECIFIC APPROVAL REQUEST(S)	None
CASE MANAGER	CJ Mills, Planner II

SECTION 2

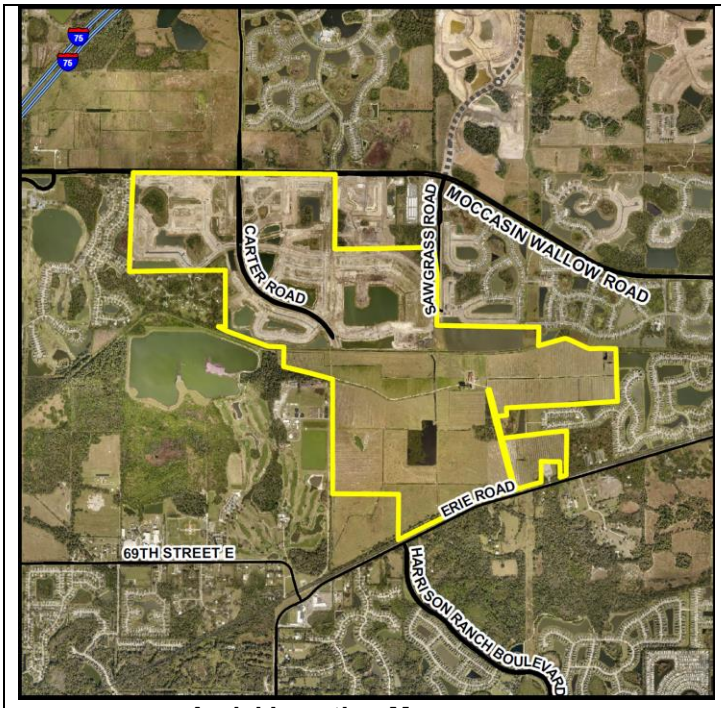
MAPS & DISCUSSION

History

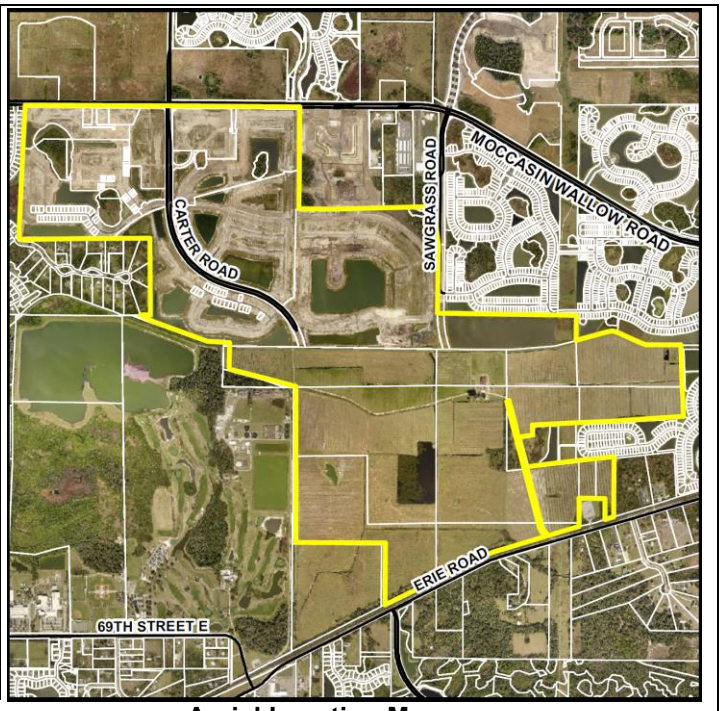
The Parrish Lakes Development of Regional Impact (DRI #28) consists of approximately 1,155 acres and is zoned Planned Development Mixed Use (PDMU). It is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). The original Zoning Ordinance PDMU-16-16(Z)(G) and Ordinance 17-36 (DRI #28) were approved on October 5, 2017. 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 DRI is surrounded by UF-3 on all sides, with portions of Residential – 6 (RES-6) FLUC to the east and west, as well as P/SP-1 to the southwest.

The mixed-use development was initially approved for a total of 3,300 residential dwellings, 400,000 square feet of commercial uses, and 50,000 square feet of office space. In June 2022 there was a revision to modify minimum residential lot sizes, modify buffer widths along Moccasin Wallow Road, update phasing, amend conditions (fka stipulations) to reflect the approval of a Local Development Agreement (LDA), adjust access points to match the planned access points, update the developer's name, and make certain adjustments for consistency with Development Services department practices.

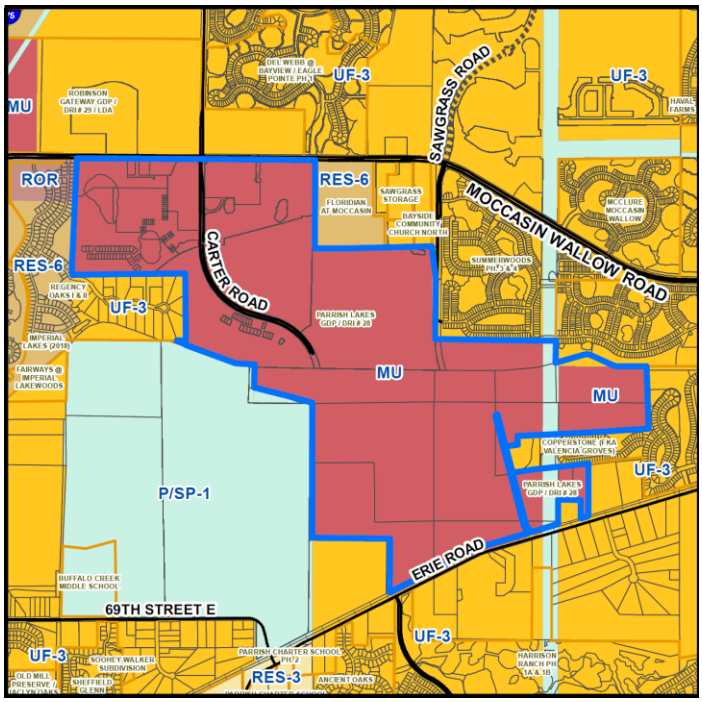
The second revision in June 2024 decreased the number of multifamily units from 1,100 to 400, increased single-family residential units from 2,200 to 3,001, reduced the total commercial entitlements to 260,000 square feet, reduced the maximum office space to 35,000 square feet, increased maximum commercial height from two to three stories, reduced landscape buffers from 50 feet to 30 feet along thoroughfares, removed the North Central Overlay (removed from the Land Development Code [LDC] in 2022), adjusted access points to align with the plans, and modified certain conditions to align with current department practices.



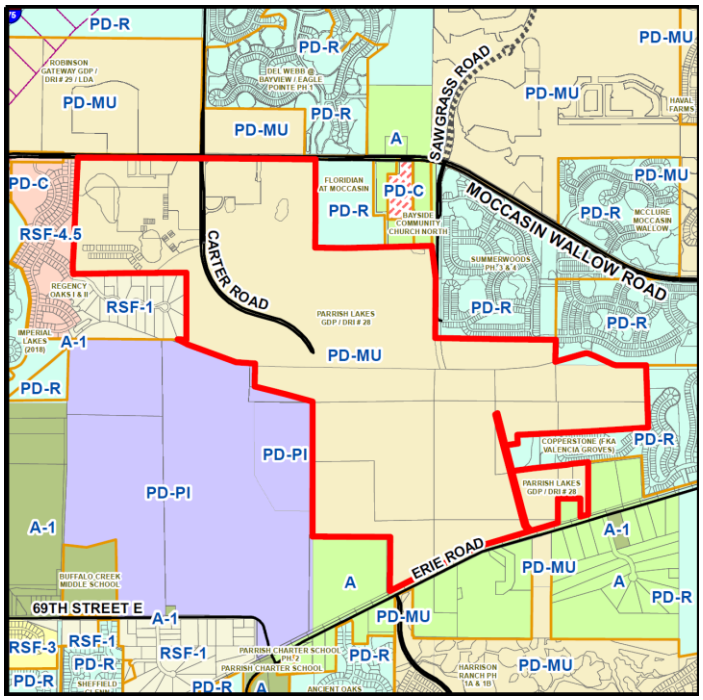
Aerial Location Map



Aerial Location Map

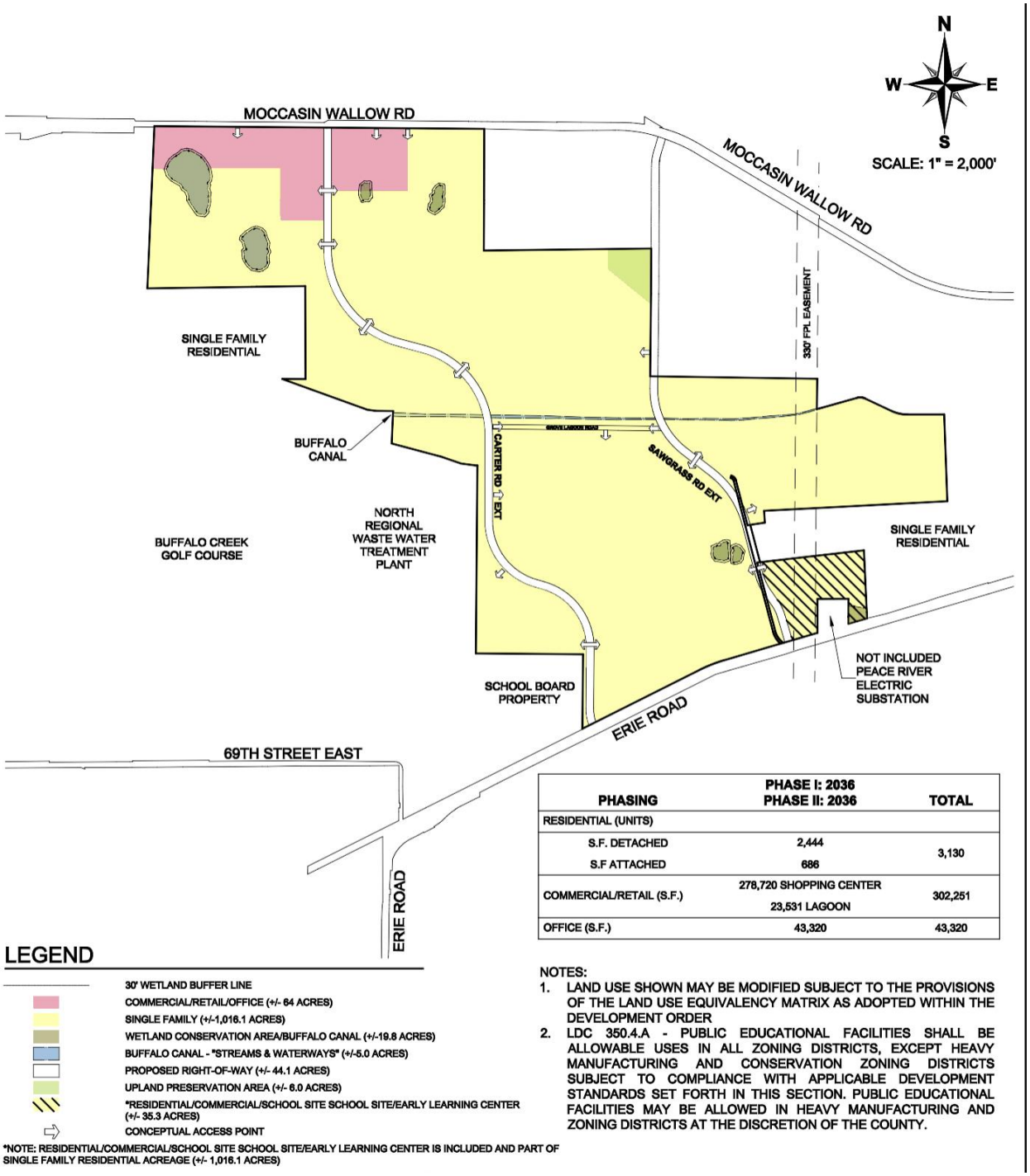


Future Land Use Category



Zoning District

MAP H



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.

Source: Hamilton Engineering and Surveying, LLC
Description: Map H is the overall map of the Development of Regional Impact (DRI)

Request

The proposed amendment to the Zoning Ordinance is accompanied by a revision to Development Order 17-16 (DRI #28) (PLN2408-0048).

The GDP amendment proposes the following:

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

TABLE 1: DEVELOPMENT TOTALS

	Phase I and II	Total
~~Single Family (units)~~Residential (units)		~~3,401~~3,130
Detached	~~2,421~~2,444	
Attached (Townhome)	~~580~~686	
Multifamily (units)	~~400~~0	
Commercial/Retail (SF)	~~260,000~~302,251	~~260,000~~302,251
Office (SF)	~~35,000~~43,320	~~35,000~~43,320

Analysis: Per the Land Use Equivalency Matric (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) P.1 through P.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 could dedicate at least 10% (330 units) of the approved dwellings to "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 and placed the onus on local governments for review.

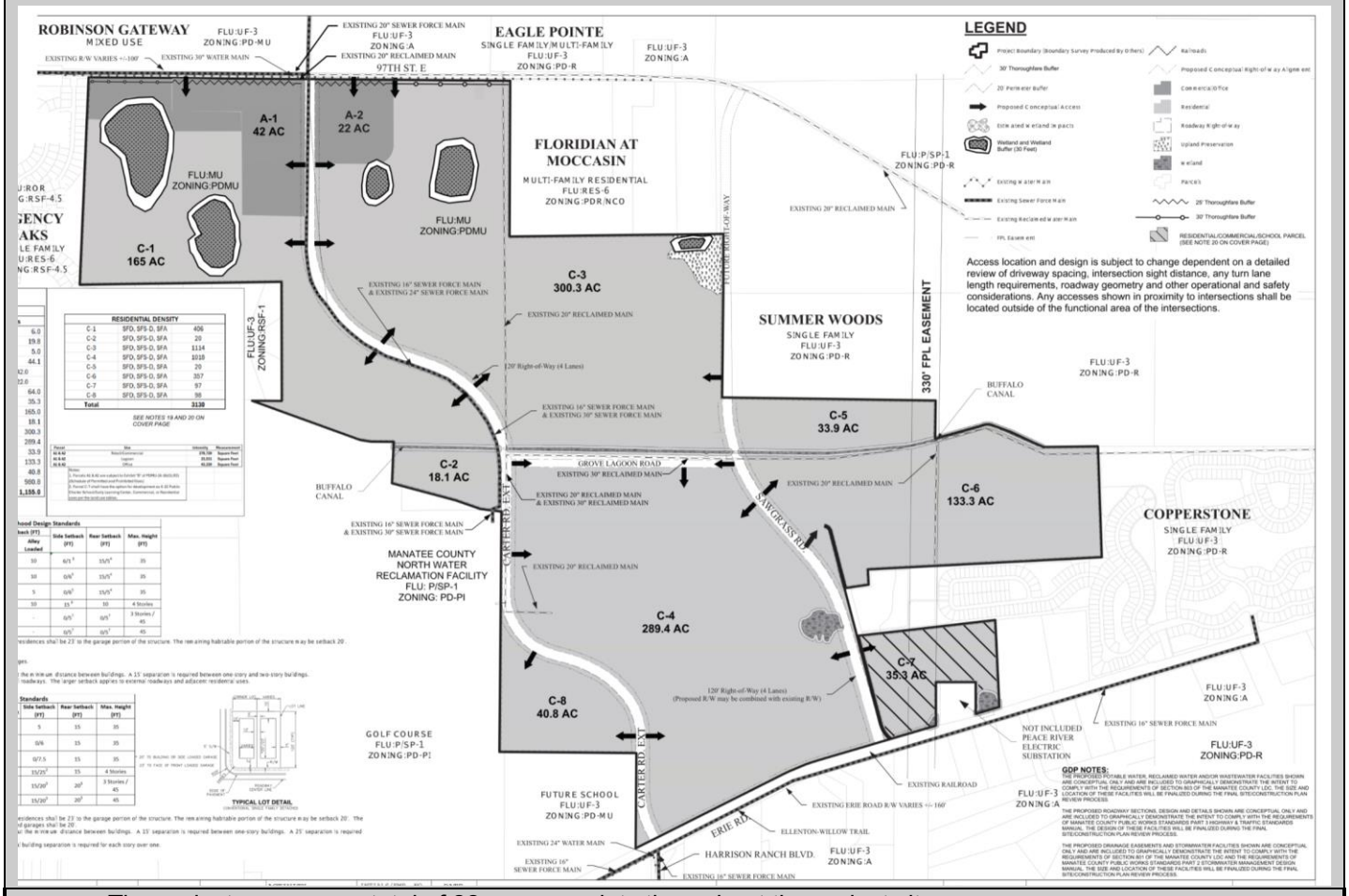
   HB 1151 also repealed the requirement for DRI's to be reviewed by Regional Planning Councils (RPC) or Department of Economic Opportunities (DEO) and placed responsibility on local governments to ensure reviews are conducted in accordance with their Comprehensive Plan and LDC. The applicant indicates 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.

	Analysis: The proposed amendment includes the addition of a 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 and density of 8 DU/GA.
SURROUNDING ZONING AND USES	
NORTH	A mix of Planned Development Residential, Planned Development Mixed Use, and Agriculture lie to the north of the site, as well as Robinson Gateway DRI.
SOUTH	Agricultural zoning along with a Manatee County water treatment facility (PDPI-06-45) are located to the south
EAST	Planned Development Residential comprises most of the zoning to the east of the site with two parcels of Agricultural zoning
WEST	RSF-4.5, RSF-1, the above referenced PD-PI and one parcel of agricultural zoning are located to the west

SECTION 3

PROJECT DETAILS



- The project proposes a total of 22 access points throughout the project site.
- Approximately 19.8 acres of wetlands
- Additional permitted use for a school and commercial uses in Parcel C-7.
- L.2 Condition of approval requires at least 26 acres to be used for parks or recreational areas

SITE DESIGN DETAILS

RESIDENTIAL SETBACKS and MINIMUM LOT SIZES (NO CHANGES)

Traditional Neighborhood Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front loaded	Alley loaded	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	3,200	32	20/23/15 [2]	10	6/1 [3]	15/5 [4]
Single-family semi-detached	2,300	16	20/23/15 [2]	10	0/6 [5]	15/5 [4]
Single-family attached	2,200	24	20/23/15 [2]	5	0/6 [5]	15/5 [4]
Multi-family	-	-	10	10	15 [6]	10

[1] The front setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet.
[2] Setback to the side loaded garage
[3] Minimum of 7 feet between units
[4] Rear setbacks for units with alley entry garages
[5] Minimum of 12 feet between units
[6] This distance is not a side yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story and two–story buildings

Conventional Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front Setback (ft)	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	4,950	40	20/23	5	15
Single-family semi-detached	3,700	35	20/23	0/6	15
Single-family attached	2,000	20	20/23	0/7.5	15
Multi-family	-	-	25	15/25 [2]	15

[1] The front yard setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet. The front yard setback for structures with side-loaded garages shall be 20 feet.
[2] This distance is not a side-yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story buildings. A 25-foot separation is required between two- and three-story buildings.

COMMERCIAL SETBACKS (NO CHANGES)	<u>Traditional Design</u> Front: 40 feet Side: 0/5 feet [1] Rear: 0/5 feet [1] <u>Conventional Design</u> Front: 40 feet Side: 15/20 feet [2] Rear: 20 feet [2] [1] The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses [2] When adjacent to residential 10 feet of additional building separation is required for each story over one.
HEIGHT	Traditional & Conventional: • 35 feet for single-family type buildings • 4 stories for multi-family buildings • 45 feet for commercial (3 stories) • 45 feet for office
OPEN SPACE	Required: 20% Provided: 20%
ACCESS	• 3 access points on Moccasin Wallow Road (previous GDP included 4) • 12 access points on Carter Road Extension (previous GDP included 13) • 6 access points on Sawgrass Road (previous GDP included 8) • 1 access point on Erie Road • 1 access point on “EE road” Per the site plan, *Access location and design is subject to change dependent on a detailed review of driveway spacing, intersection sight distance, any turn lane length requirements, roadway geometry and other operational and safety considerations. Any access shown in proximity to intersections shall be located outside of the functional area of the intersections.*
FLOOD ZONE(S)	Site lies in AE, A, and X-Zone, Panel#12081C0178E & 12081C0179E, effective 3/17/2014
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area**: YES **Type of Flooding**: Rainfall **Project Subject to flow reduction**: YES; 50% reduction in allowable runoff for Buffalo Canal is required **Project subject to OFW**: N/A **Watershed/Basin**: Buffalo Canal **Project located within Floodplain and/or Floodway**: Property is partially located within the FEMA FIRM 1% annual flood chance (effective date March 17, 2014). **Applicable Watershed Studies**: 1% annual flood chance delineation identified from Buffalo Canal Watershed Study. **Drainage Easements/Access Easements required for existing system(s)**: Condition (fka Stipulation) is included **Impairment:** Waters are assessed as impaired when an applicable water quality standard is not being attained. Impaired waters require a total maximum daily load (TMDL) or alternative restoration plan to reduce pollutant loadings and restore the waterbody. Please contact FDEP/SWFWMD regarding impairment and any required net improvement. **ROW/Stormwater Reservation/Other**: N/A

UTILITIES	**POTABLE WATER INFRASTRUCTURE** • Existing County 30-inch water main is within the Moccasin Wallow Road right-of-way (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

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance	Comments
BUFFERS			
Roadway Buffers	30-foot thoroughfare buffers • Moccasin Wallow Road • Erie Road • Carter Road • Sawgrass Road 25-foot thoroughfare buffers • Areas E and EE along Moccasin Wallow Road	Yes	
Perimeter Buffer	20-foot buffers	Yes	
SIDEWALKS			
Sidewalk	There are existing and proposed 5-foot sidewalks throughout the project site	Yes	Will be reviewed at time of Final Site Plan (FSP)

TRANSPORTATION

Major Transportation Facilities:

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

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

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

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

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

Transportation Link Capacity Analysis

For the plan amendment, the applicant submitted a Land Use Exchange Matrix (LUEM) to show that the impacts potentially arising from the change in the General Development Plan (GDP).

The entitlements under the current GDP consist of:

- ✓ 2,421 single family dwelling units,
- ✓ 580 townhomes
- ✓ 400 multifamily dwelling units,
- ✓ 260,000 square feet of retail, and
- ✓ 35,000 square feet of office

The entitlements under the proposed GDP 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
Erie 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. **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

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2). Minimum 20% proposed Open Space.

Wetlands:
No change to wetlands proposed with this GDP Modification. 30 foot wetland buffers proposed, consistent with previous approvals.

Uplands and Preservation of Existing Plant Communities:
Total Upland Preservation Area acreage is being reduced from 12.15 acres to 6.0 acres. This proposal however, remains in compliance with the previously approved DRI 17-36 Condition (fka Stipulation) B.(11) which requires a minimum of 5.6 acres along the eastern project boundary.

Endangered Species:
There was no updated threatened and endangered species survey requested for this GDP Modification. An updated survey will be provided at the time of the Preliminary Site Plan (PSP)/FSP submittal.

Trees and Landscaping:
No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2).

Tree Removal and Replacement will be reviewed with PSP and FSP, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Moccasin Wallow Road / Commercial)	10 feet	25-30 feet	LDC Section 701.4.B.2
Roadway Buffer (Moccasin Wallow Road / Residential)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Sawgrass Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Carter Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Erie Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Grove Lagoon Road)	20 feet	20 feet	LDC Section 402.7.D.1
Greenbelt/Perimeter Buffer	15 feet	20 feet	LDC Section 402.7.D.5

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 402.10 – PLANNED DEVELOPMENT OFFICE

LDC SECTION 402.11 – PLANNED DEVELOPMENT COMMERCIAL

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 401.5, 402.6, 402.7, 402.10, and 402.11. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish Conditions of Approval (fka Stipulations) to be adopted for Planned Development zoning districts.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	A Neighborhood Workshop was held April 20, 2026
Workshop Format	Virtual
Workshop Requirement	• Application received before July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2402-0065)
Citizen Attendees	19
Sign-In Sheet	None provided
Summary	See attachment #8
Issues, Suggestions, and Concerns	See attachment #8
Mail Notice	
Workshop Signage	6 signs posted

Analysis: The neighborhood workshop summary can be found in the attachments.

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

A. Adjacent to Single Family Development.
1. **Additional Building Setback Required.**
2. **Six-foot solid, decorative wall Required.**

Analysis: Any proposed building height above three stories adjacent to single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

B. Through Special Permit or Planned Development.
1. **Height shall not adversely affect surrounding development or waterfront vistas.**
2. **Buildings shall have varied setbacks of at least 3 feet in depth every 75 horizontal feet.**
3. **Proposed building(s) shall have an articulated roofline (Figure 4-4-),**
4. **Main entrance to the building shall face the street and site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance.**
5. **Building materials shall be complementary with the adjacent existing construction.**

Analysis: Any proposed building height above three stories adjacent to zoning districts other than single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The Parrish Lakes project site consisting of approximately 1,155 acres has been partially developed and some areas have completed construction. PDMU-16-16(G)(R2) approved the reallocation of the total number of residential and non-residential uses. In previous approvals Parrish Lakes was reviewed for physical characteristics involving suitable tract development, flood hazard, stormwater, and environmental concerns.

The current request to decrease residential entitlements and increase non-residential entitlements is occurring on lands that have been previously improved and allocated for development. The change in dwelling unit types does not create any incompatibility with surrounding residential land uses and does not permit any new type of dwelling unit. The proposal includes possible school and commercial uses in Parcel C-7 southeast of the overall project site. A school is considered a residential support use and as such it is a supportive component of the surrounding residential community. The possible inclusion of commercial uses in Parcel C-7 will also provide support for Parrish Lakes and the surrounding communities.

B. Relation to Public Utilities, Facilities and Services.

Analysis: There are existing connections to County potable, sewer, and reclaimed water mains that have been reviewed and will have available capacity at time of project completion. Per the School Report, there is anticipated school capacity available within the School Service Area (SSA) or contiguous SSA. In addition, there is an approved Certificate Level of Service (CLOS) for PDMU-16-16(G)(R2) (17-058) that expires on December 16, 2039.

C. Relation to Major Transportation Facilities.

Analysis: The project is located on the south side of Moccasin Wallow Road and the north side of Erie Road, two major County thoroughfares. There are two partially constructed thoroughfares (Carter Roadway Extension and Sawgrass Road) running north and south through the project that connects Moccasin Wallow Road and Erie Road. There are proposed Capital Improvement Projects on Moccasin Wallow Road expected to be partially funded by the State. These projects would widen Moccasin Wallow Road in three segments to improve Level of Service for multiple projects in the area.

D. Compatibility.

Analysis: The applicant provided an analysis of 10 developments in the area that equated to an average density of 3.21 DU/GA, with the majority of them ranging between 1.64 and 2.63 DU/GA. This project proposes a decrease from 3.28 to 3.08 DU/GA remains consistent with the development densities in the surrounding area. Although there is a change in the number of types of residential uses there are no new residential unit types proposed. The project is also proposing the possibility of a K-12 public charter school or early learning center in Parcel C-7, acting as a support use to the residents in and around Parrish Lakes. The LDC defines compatibility as "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."

E. Transitions.

Analysis: The northwestern portions of the project site adjacent to larger single-family lots were platted in July and October 2024; these are partially constructed. The southwestern portion of the project site (previously Phase II) is adjacent to Buffalo Creek Golf Course and Manatee County Water Treatment Facility. The other areas to the east consist almost entirely of PDR with single-family detached residential dwelling units.

F. Design Quality.

Analysis: There are no changes to the previously approved development standards that propose varying bulk and dimensional standards for traditional and conventional neighborhood designs. A 20-foot roadway buffer is proposed along Grove Lagoon Road. The applicant provides a 30-foot roadway buffer along thoroughfares when a 20-foot buffer is required. As previously Conditioned (fka Stipulation L.2) the project is required to provide 26 acres of on-site parks.

G. Relationship to Adjacent Property.

Analysis: A pond creates additional buffering along the westernmost portion of the project boundary adjacent to Regency Oaks. Additional ponds buffer other areas of Parrish Lakes and Regency Oaks with only a small portion of the lots directly abutting each other.

H. Access.

Analysis: The main access points along Erie Road and Moccasin Wallow Road have not changed. The western Moccasin Wallow Road access has been constructed, as well as Sawgrass Road that the project proposes to tie into.

I. Streets, Drives, Parking and Service Areas.

Analysis: All streets, drives, parking, and service areas will be required to comply with the applicable Manatee County requirements. At the time of the PSP/FSP review, a detailed analysis shall be conducted to ensure compliance.

J. Pedestrian Systems.

Analysis: All pedestrian systems shall comply with LDC § 1001.6.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic or archaeological features on site aside from Buffalo Creek Canal (8MA1445).

L. Density/Intensity.

Analysis: The amendment proposes to decrease the density from 3.28 DU/GA to 3.08 DU/GA. Provision D.5.9 limits the current maximum density to 3 DU/GA, but the maximum allowable density in the MU FLUC, without such restrictions permits up to 30 DU/GA. The maximum 3 DU/GA includes the entire 1,155 acre site and does not calculate GDP density/intensity within the designated commercial and residential areas. If the entire site was used to calculate proposed density it would result in a gross density of 2.7 DU/GA. As previously mentioned, the proposed decrease of 0.20 DU/GA remains consistent with the surrounding developments. The proposed

amendment keeps the maximum proposed FAR at 0.12 with an additional 16.5 acres permitted for non-residential use in Parcel A-1. For further analysis, see Section 5 of this staff report.

M. Height.
Analysis: Setbacks for traditional and conventional neighborhoods are as follows:
- 35 feet for single-family type buildings
- 4 stories for multi-family buildings
- 45 feet for commercial (3 stories)
- 45 feet for office

N. Fences and Screening.
Analysis: Any fencing or screening for structures adjacent to residentially zoned districts shall be in compliance with LDC § 401.5 – Building height Compatibility.

O. Yards and Setbacks.
Analysis: The yards and setbacks vary between the traditional and conventional neighborhood design standards, type of residential unit, and commercial/office uses. For detailed yard and setback information, see Section 3 of this staff report above.

P. Trash and Utility Plant Screens.
Analysis: Trash and utility plant screens shall comply with all applicable Manatee County standards. A detailed review for compliance shall occur at the time of the PSP/FSP submittal.

Q. Signs.
Analysis: All proposed signs shall be in accordance with LDC Chapter 6 – Signs.

R. Landscaping.
Analysis: There is no change in previously approved landscaping requirements. All landscaping shall be designed in compliance with LDC § 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: There are no changes from the previously approved Zoning Ordinance regarding mixed-use development in designated entranceways.

T. Environmental Factors.
Analysis: See Environmental Information in Section 3 of this staff report.

U. Rights-of-Way and Utility Standards.
Analysis: All ROWs and utility standards shall comply with all applicable Public Works Standards Manuals requirements.

V. Stormwater Management.
Analysis: All stormwater management shall comply with LDC § 801 and other applicable County standards.

W. Consistency with Comprehensive Plan.
Analysis: The proposed GDP and DRI amendment may demonstrate consistency with the goals, objectives, and policies of the Manatee County Comprehensive Plan. See Section 5 of this staff report for detailed analysis on applicable Comprehensive Plan Policies.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: All proposed site planning has been previously reviewed for development orientation, negative impacts, and buffer requirements. There are no changes to the approved components analyzed in this Section, only changes to the dwelling unit types and number of those units. Additional evaluation shall be conducted at the time of the subsequent PSP/FSP submittal.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: There is no change to the previously approved open space or pervious area requirements. All landscaping is in compliance with LDC § 701.

C. Frontage and Accessibility.
Analysis: The project proposed numerous access points from existing major thoroughfares as well as the proposed thoroughfares, that will be constructed within the project.

D. Neighborhoods.
Analysis: No changes to approved focal points are being proposed with this GDP amendment. The initial approval was analyzed for adequate interconnectivity between individual subdivisions and neighborhoods, as well as the commercial and recreational components of the Parrish Lakes development.

E. Greenbelts.
Analysis: Adequate greenbelt buffers were approved with the previous GDP; there are no proposed changes to with this Amendment.

F. Traffic Circulation.
Analysis: Roadways have been provided throughout the project site to allow for adequate traffic circulation.

G. Yards and Setbacks.
Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

H. Minimum Lot Width.
Analysis: For minimum lot width information, refer to the Site Design Details located in Section 3 of this staff report.

I. Building Height.
Analysis: For building height information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.10.D – PLANNED DEVELOPMENT OFFICE

1. Intensity
Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. Landscaped Open Space and Pervious Area Requirements.
Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. Yards and Setbacks.
Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.11.D – PLANNED DEVELOPMENT COMMERCIAL

1. **Intensity.**
   Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. **Landscaped Open Space and Pervious Area Requirements.**
   Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. **Yards and Setbacks.**
   Analysis: For yards and setbacks information, refer to the site design details located in section 3 of this staff report.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Mixed Use (MU) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.21. MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.21.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.21.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.

Policy 2.2.1.21.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- Nine (9) dwelling units per acre for properties located within the CHHA or CEA.
- Twelve (12) dwelling units per acre.
- Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).
- Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
- Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component. Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.

Minimum gross residential density:
- 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:
- Twenty dwelling units per acre.

Thirty-six dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.
Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved).
2.0 inside the UIRA.

Policy 2.2.1.21.4. Other Information:
(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.
(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
(1) Non-residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).
(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);
- Ten (10) percent Residential.
- Ten (10) percent Commercial/Professional.
- Ten (10) percent Light Industrial/Distribution.
- Five (5) percent Recreation/Open Space.
- Three (3) percent Public/Semi-Public.

(3) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.
(d) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Analysis: All uses previously approved and proposed with the current amendment are permitted within the MU FLUC. The project is not proposing a density/intensity above what is permitted in the MU FLUC. In addition, the previously approved development is still located adjacent to an arterial roadway, remains consistent with large project development, provides a mixture of uses, and contains access points from more than one roadway classified on the Major Thoroughfare Map Series. After the current level of review required at GDP submission, the proposed application may be found to be consistent with the applicable policies, goals, and objectives of the Manatee County Comprehensive Plan.

Policy 2.1.1.2. Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.
Analysis: Parrish Lakes is an existing mixed-use development and has previously been analyzed for compatibility. The proposed density of 2.7 DU/GA over the entire project site, or 3.08 DU/GA over the residential portion of the project, is well below the permitted maximum of 30 DU/GA in the MU FLUC. In addition, the surrounding developments' densities range from 0.87 DU/GA to 7.2 DU/GA, with an average density of 3.21 DU/GA.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development to the area east of the established FDAB (see Map M and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element).
Analysis: Parrish Lakes is an approved project located west of the FDAB.

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

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

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment are planning efforts when applicable in areas which are internal to or are contiguous expansions of the built environment.
Analysis: The proposed increase in residential dwelling units occurs in a partially built-out development. This limits urban sprawl by promoting concentrated development where previously improved infrastructure and investment have occurred and discouraging new development to the east.

Policy 2.1.2.7 Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:
- **consideration of existing development patterns,**
- **types of land uses,**
- **transition between land uses,**
- **density and intensity of land uses,**
- **natural features,**
- **approved development in the area,**
- **availability of adequate roadways,**
- **adequate centralized water and sewer facilities,**
- **other necessary infrastructure and services,**
- **limiting urban sprawl,**
- **applicable specific area plans.**

Analysis: The types of land uses, existing development pattern, and densities in the areas adjacent to the project site remain consistent with the proposed amendment. As previously stated, the project may limit urban sprawl through the continued concentration of development within the project site. Infrastructure capacity for water, sewer, roadways, and services has been reviewed and will be available at time of project completion. In addition, Condition L.2 in the accompanying Zoning Ordinance requires 26 acres of recreational areas or parks serving as natural features to be located within the project.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The project previously proposed, and continues to propose adequate roadway, landscape, and wetland buffers throughout the development site. The project provides separate design standards for traditional and conventional residential neighborhoods. These design standards vary in setbacks, minimum lot size, and maximum proposed height, all of which have been approved with no proposed changes.

Objective 2.10.4. - Locational Criteria and Development Standards.
Analysis: Although there are four activity nodes located at the intersections of Erie Road, Moccasin Wallow Road, Carter Road, and Sawgrass Road, the MU FLUC does not require compliance with the commercial locational criteria found in Objective 2.10.4. However, commercial development is located on a thoroughfare as required by Policy 2.10.3.

SECTION 6

POSITIVE ASPECTS

- The changes proposed with this amendment maintain 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. (Transportation)

NEGATIVE ASPECTS
• The school trips and impacts are not included in the LUEM and therefore have not been analyzed with this application. (Transportation)
MITIGATING MEASURES
• A new traffic study for the school use shall be required at time of the school site plan submittal.

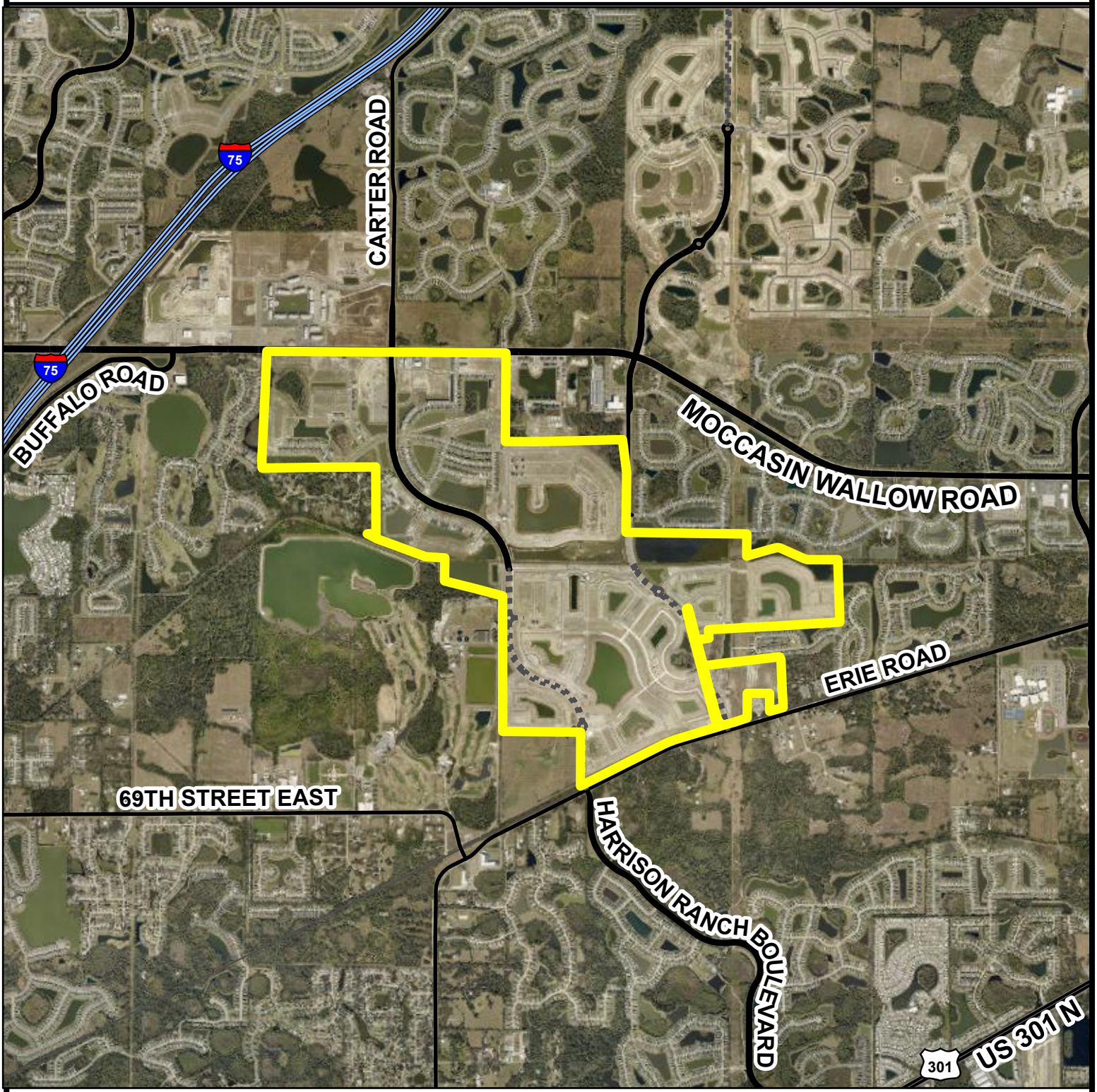
SECTION 7
SPECIFIC APPROVAL REQUESTS
No Specific Approvals are requested with this application

SECTION 8
CONDITIONS OF APPROVAL (FKA STIPULATIONS)
See attached Zoning Ordinance

ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Traffic Study
4. Concurrency Deferral Form
5. Environmental Narrative
6. Affidavit of Publishing
7. Strikethrough Underline Ordinance PDMU-16-16(G)(R2)
8. Neighborhood Workshop Summary
9. Public Comment

AERIAL



Parcel ID #(s) Multiple

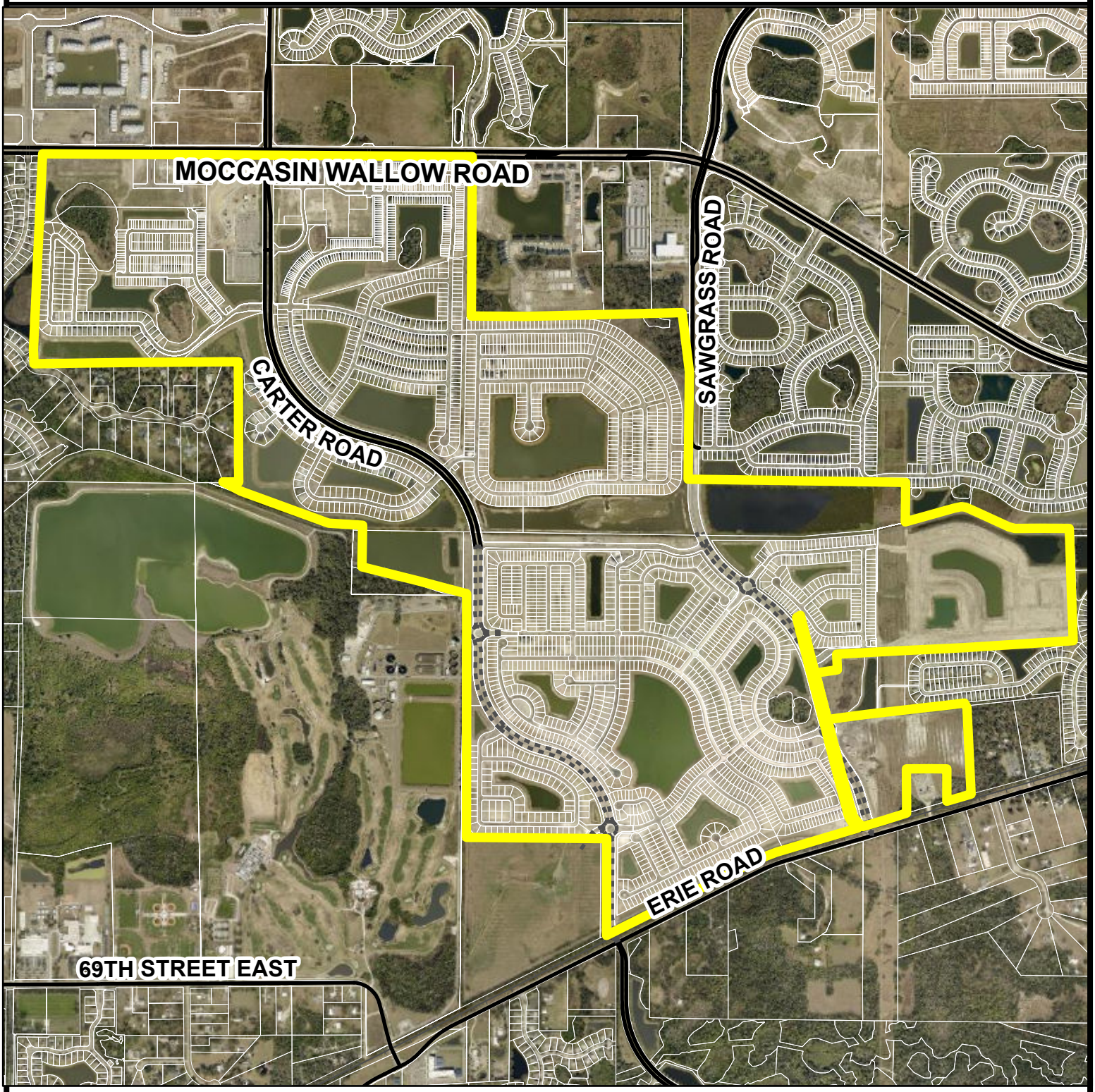
Project Name: Parrish Lakes GDP Amendment
Project #: PDMU-16-16 (G)(R3)
Accela #: PLN2408-0049

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

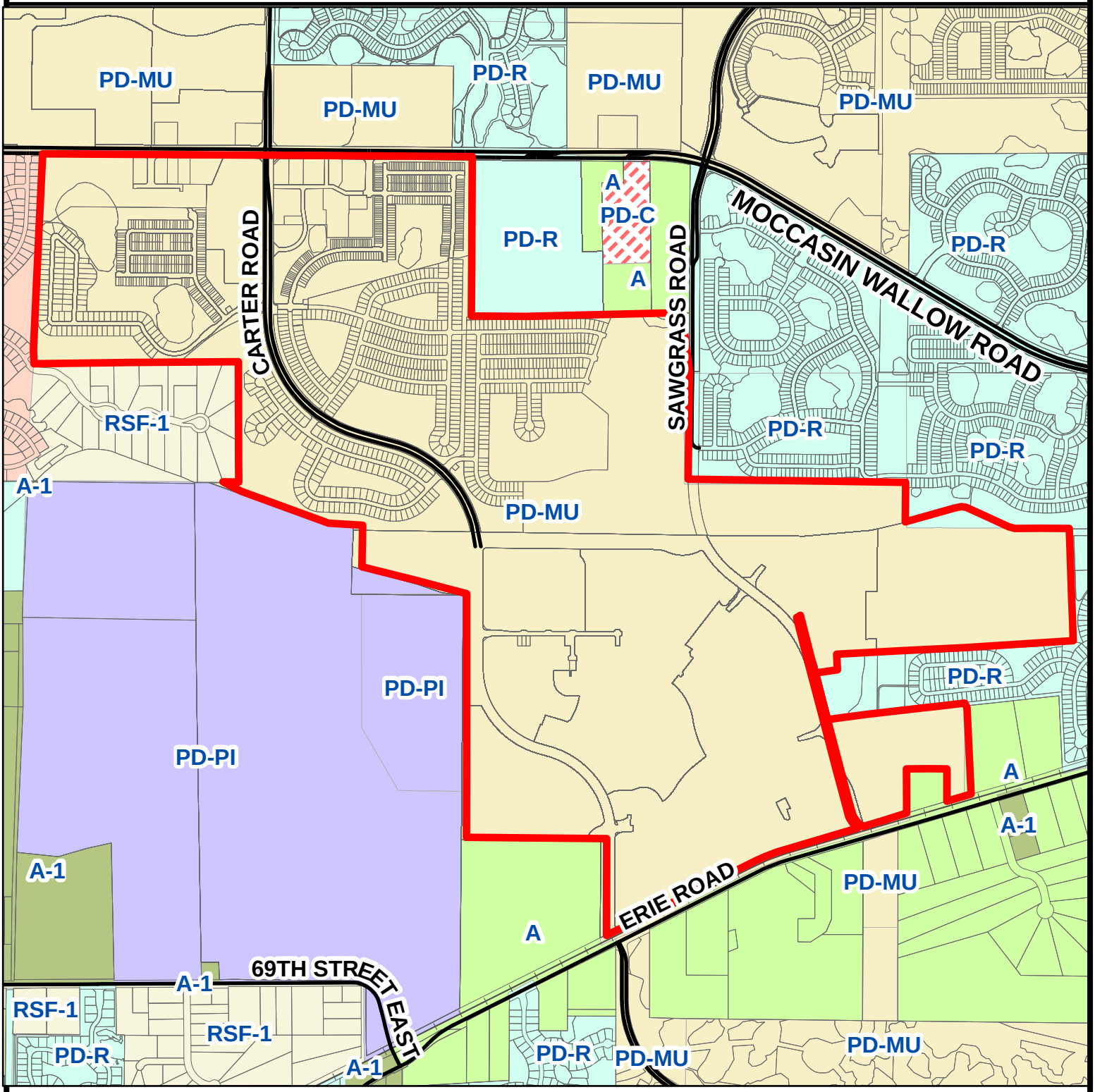
Project Name: Parrish Lakes GDP Amendment
Project #: PDMU-16-16 (G)(R3)
Accela #: PLN2408-0049

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 GDP Amendment
Project #: PDMU-16-16 (G)(R3)
Accela #: PLN2408-0049

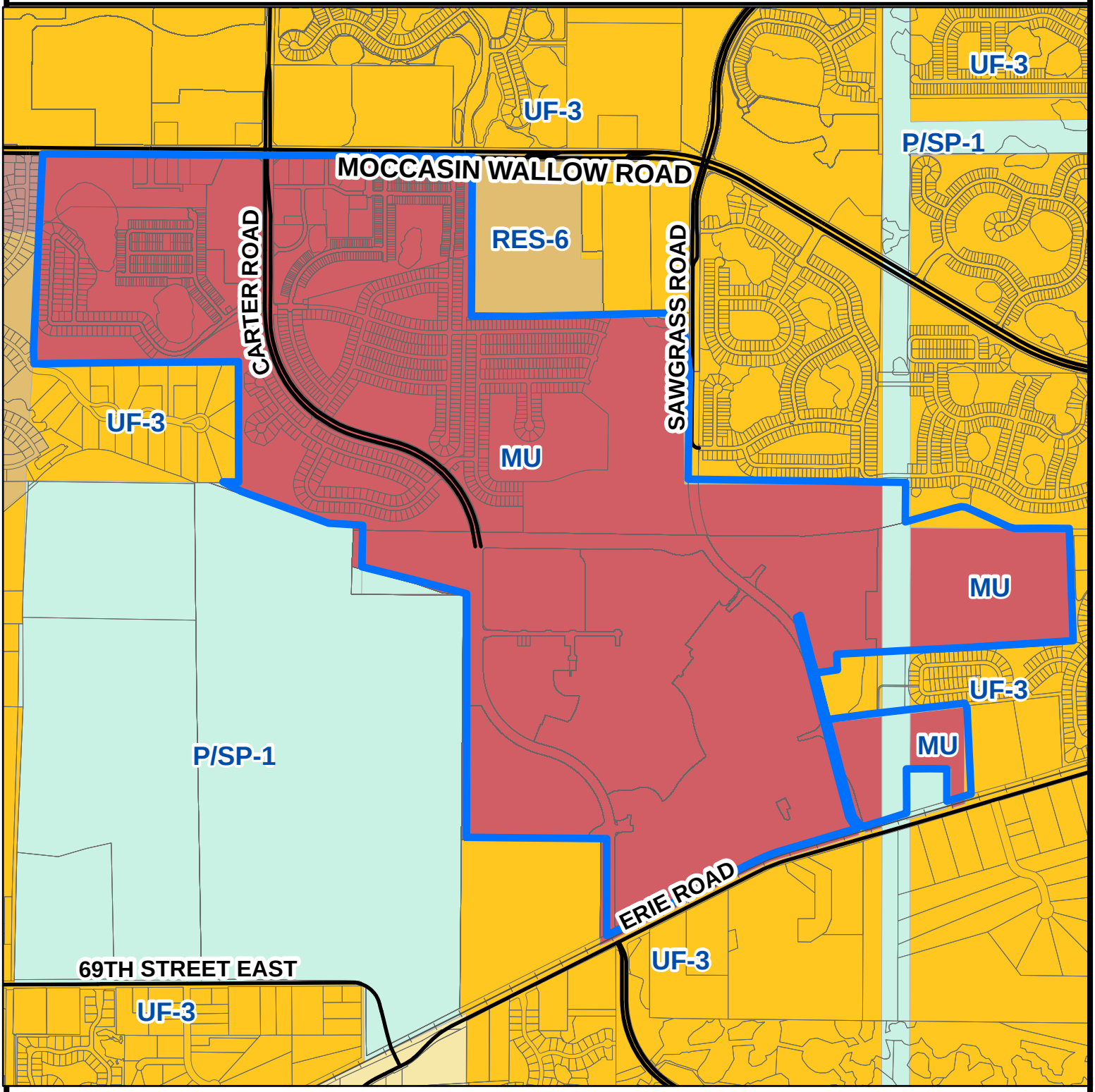
S/T/R: 23,24 33S 18E
Acreage: 1,155.0
Existing Zoning: PD-MU, PD-R
Existing FLU: MU, PSP-1, UF-3
Overlays: None
Special Areas: Parrish Network,Willow-Ellenton Trail, SUN (trail)

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

1 Manatee County Staff Report Map

Map Prepared 9 / 2026

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Parrish Lakes GDP Amendment
Project #: PDMU-16-16 (G)(R3)
Accela #: PLN2408-0049

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

MANATEE COUNTY ORDINANCE NO.

PDMU-16-16(G)(R~~3~~2),
PARRISH LAKES GENERAL DEVELOPMENT PLAN AMENDMENT (PLN~~2208-0086~~2408-0049)

~~AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ORDINANCE PDMU-16-16(Z)(G)(R) TO APPROVE A LAND USE EXCHANGE AND A REVISED GENERAL DEVELOPMENT PLAN AND ORDINANCE, WITH THE FOLLOWING CHANGES: : 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); 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; (8) ADJUST ACCESS POINTS TO MATCH CURRENT PLANNED ACCESS POINTS; AND (9) MODIFY CERTAIN CONDITIONS CONSISTENT WITH CURRENT DEPARTMENT PRACTICES AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY, SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTINGS FOR FINDINGS; PROVIDING LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.~~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 ~~CHARTER SCHOOL~~EDUCATIONAL FACILITY AND COMMERCIAL/RETAIL USES ON PARCEL C-7 AS PERMITTED USES; 3) ELIMINATE SECTION 3.P (P1-P12) FOR AFFORDABLE HOUSING; 4) ~~DESIGNATE "EE ROAD" AS A LOCAL ROADWAY ON THE GDP; 5)~~ 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; SETTINGS FOR FINDINGS; PROVIDING LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE PARRISH LAKES DRI CONSIST OF APPROXIMATELY 1,155 ACRES, IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE), AND IS GENERALLY LOCATED ON THE SOUTH SIDE OF MOCCASIN WALLOW ROAD, APPROXIMATELY 0.74 MILES EAST OF 1-75, 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).

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

SECTION 1. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in the ~~Parrish Lakes ORI~~Parrish Lakes DRI Ordinance ~~17-36~~26-15, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for Zoning Ordinance, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. On August 17, 2022 Hawk Parrish Lakes, LLC and FLM, Inc. filed an application to amend the Zoning Ordinance and the General Development Plan 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; (8) adjust access points to match current planned access points; and (9) modify certain conditions consistent with current department practices and other amendments for internal consistency.

B. The Planning Commission held a duly noticed public hearing on January 11, 2024 and recommended that the proposed amendments to the Zoning Ordinance and the General Development Plan be found consistent with the Manatee County Comprehensive Plan (Ordinance 89-01) and the Manatee County Land Development Code Ordinance 15-17, as amended) and recommended approval of the application and General Development Plan by the adoption of Ordinance No. PDMU-16-16(G)(R2).

C. The BOCC held public hearings on January 18, 2024 and February 1, 2024, regarding the proposed amendments to the Zoning Ordinance and the General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 15-17 as amended) and further considered the information received at the public hearing.

D. The Board of County Commissioners previously approved the rezoning of the property from A-1 (Suburban Agriculture-One Dwelling Unit Per Acre) and A/NCO (General Agriculture - One Dwelling Unit Per Five Acres/North Central Overlay District) to PDMU (PDMU-16-16(Z)(G)) on October 5, 2017, approving 3,300 residences, 400,000 square feet of commercial space, and 50,000 square feet of office space with Special Finding for residential structures on the Property in excess of 35 feet and up to 45 feet in the Parrish Lakes Project.

E. The BOCC previous 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 stipulations to reflect the approval of a local development agreement; (5) update the name of the developer; and (6) adjust access points to match current planned access points;

F. The BOCC received and considered the report of the Manatee County Planning Commission concerning the application for approval of an update of the Zoning Ordinance and a modified General Development Plan for the Parrish Lakes Project.

G. The Planning Commission held a duly noticed public hearing on June 9, 2022, and found the proposed amendments to the Zoning Ordinance and the modified General Development Plan to be consistent with the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended approval of the application and the modified General Development Plan by the adoption of Ordinance No. PDMU-16-16(Z)(G)(R). The BOCC held a public hearing on June 16, 2022, regarding the proposed amendments to the Zoning Ordinance and the modified General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 15- 17) and further considered the information received at the public hearing.

H. Based upon a review of the surrounding uses and the criteria listed in LDC Section 402.7.D.9, the Board finds that as conditioned herein the modified General Development Plan is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, or entranceways.

I. The proposed modified General Development Plan regarding the property described in Section 8 herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan (Ordinance No. 89-01), as amended.

J. Special Approval for a: 1) project in MU FLUG; 2) adjacent to a perennial stream and 3) partially in the 25 year floodplain was previously approved. The Board hereby finds that the project as conditioned herein, with the above-described Special Approvals, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

K. An application was previously submitted to Manatee County for Specific Approval for alternatives to Land Development Code Section 403.12.D.3.a(k) (requiring a 15-foot building setback for lots adjacent to roadway and greenbelt buffers in the NCO.) and which was previously approved.

On September 7, 2017, the BOCC found that based upon a review of the surrounding uses and the criteria listed in LDC section 402.7.D.9, that as conditioned herein, multi-family buildings or mixed use buildings with residential units in excess of 35 feet and up to 45 feet, are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.

L. On [~~insert date~~August 14, 2024], Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, CNL Parrish Lakes West, LLC, and FLM, Inc. filed an application to amend the Zoning Ordinance and General Development Plan to 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; acknowledge a public ~~charter school~~educational facility and commercial/retail uses on Parcel C-7 as permitted uses; eliminate Section 3.P (P1-P12) for affordable housing; ~~designate "EE Road" as a local roadway on the GDP;~~ and modify certain conditions for internal consistency.

M. The Planning Commission held ~~a~~ duly noticed public hearings on [~~insert date~~May 14, 2026 and September 17, 2026] and recommended that the proposed amendments to the Zoning Ordinance and General Development Plan be found consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as amended, and recommended approval of the application and General Development Plan by adoption of Ordinance No. PDMU-16-16(G)(R3).

N. The BOCC held ~~a~~ duly noticed public hearings on [~~insert date~~June 4, 2026, August 6, 2026, and October 8, 2026] regarding the proposed amendments to the Zoning Ordinance and General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code, as amended, and further considered the information received at the public hearing.

SECTION 3. GENERAL DEVELOPMENT PLAN

~~**The modified General Development Plan is hereby APROVED to allow a maximum of 3,401**~~

residences, 260,000 square feet of commercial space, 35,000 square feet of office space, and with the following stipulations:The modified General Development Plan is hereby APPROVED to allow a maximum 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; to acknowledge a public charter schooleducational facility and commercial/retail uses on the Parcel C-7 as permitted uses; and with the following stipulations:

A. DEVELOPMENT APPROVAL

A(1). This Zoning Ordinance shall constitute approval of the General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table 1, below.

TABLE 1: DEVELOPMENT TOTALS

	Phase I and II	Total
Single Family (units)Residential (units)		3,4013,130
Detached	2,4212,444	
Attached (Townhome)	580686	
Multifamily (units)	4000	
Commercial/Retail (SF)	260,000302,251	260,000302,251
Office (SF)	35,00043,320	35,00043,320

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.

A(2). The Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation.

A(3). The project site may continue to be used for agricultural activities.

A(4). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance 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 which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.

A(5). A Preliminary Site Plan shall be reviewed to determine compatibility (internally and externally) and design quality (relative to site layout and building design), pursuant to the applicable sections of Section 322.2 of the Land Development Code.

B. TRANSPORTATION

The site is adjacent to Moccasin Wallow Road, and Carter Road. Moccasin Wallow Road is designated as a six lane arterial roadway with planned right of way width of 150 feet. Carter Road is designated as a four lane collector with a planned right of way width of 120 feet.

Transportation Concurrency

Transportation concurrency was evaluated for the original approval of the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on roadways and intersections near the project site. The results of the **TIA,** which was reviewed and approved by the Transportation Planning Division, indicated that project-related level of service deficiencies exist at certain studied intersections. The project- related concurrency

improvements and requirements are as set forth in Table 2.

TABLE 2

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	• Change pavement markings on Northbound right-turn lane to allow through movements • Add Eastbound exclusive left-turn lane (1 total)	To be constructed concurrent with construction of Carter Road connection to Erie Road.
Harrison Ranch Boulevard/Carter Road	• Add Southbound exclusive left-turn lane (1 total) • Add Westbound exclusive right-turn lane (1 total) • Optimize signal timing	
		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	To be constructed concurrent with construction of Carter Road connection to Moccasin Wallow Road
	(1 total) • Add Northbound exclusive left-turn lane (1 total) • Add Northbound exclusive left-turn lane (2 total) • Change pavement markings on Southbound left-through lane to through-only lane • Add Southbound exclusive left-turn lane (1 total) • Optimize signal timing	2,110 (Completed)

Moccasin Wallow Road and Sawgrass Road	• **Add Westbound exclusive left-turn lane (1 total)** • **Add Eastbound exclusive right-turn lane (1 total)**	**To be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road** **1,752 (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 through LDA payments)

B(1) With each Final Site Plan (FSP) application, the Developer shall submit to Manatee County a limited traffic study which addresses the following:

~~a. An external P.M. peak hour trip generation table, an estimate of cumulative project trips, plus previously approved site plans, to determine whether any improvement thresholds are reached, and~~

~~b.~~a. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways serving the project covered by the FSP application.

B(2) In accordance with Section 163.3180(5)(h)(1), Florida Statutes, and as necessary to mitigate the Project impacts, the Applicant shall construct or pay the Proportionate Share of each required improvement prior to Project development approvals 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 Applicants proportionate share as set forth herein, the Applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. To address overall concurrency requirements for the Project as defined above, the Developer 1) entered into a Local Development Agreement (LDA-15-01) with Manatee County that was approved by the Board of County Commissioners on October 4, 2018 (the **"LOA");**2) in accordance with the LOA, paid $549,146.00 representing its proportionate share for transportation on December 13, 2018, and 3) obtained CLOS 17-058 on October 6, 2017, as extended to December 16, 2039, by PLN2108-0006 (the **"CLOS").**

B(3) The developer may satisfy the concurrency-related transportation mitigation requirements listed in Table 2 by providing improvements made pursuant to the ~~Parrish Lakes ORI~~Parrish

Lakes DRI Ordinance 17-36, and the proportionate share provisions of 163.3180(5), Florida Statutes (2016). The Developer has satisfied the concurrency-related transportation mitigation requirements with the proportionate share payment described above.

B(4) 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. WETLANDS

C(1) For landscape buffers adjacent to residential units, canopy trees shall be planted midway from the edge of the buffer (i.e., 10 feet in a 20-foot buffer or 25-feet in a 50-foot buffer). Understory or columnar form trees may be planted within 15 feet of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.

C(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 the County prior to or concurrent with Final Plat approval.

C(3) No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

C(45) A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final site Plan in accordance with Section 355 (519) of the LDC.

C(56) A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

- Digital photographs of the well along with nearby reference structure (if existing}.
- GPS coordinates (latitude/longitude} of the well.
- The methodology used to secure the well during construction (e.g. fence, tape}.
- The final disposition of the well - used, capped, or plugged.

C(76) Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

C(78) There shall be no additional wetland impacts other than the 0.4 acres approved per Zoning Ordinance PDMU-16-16-(G)(R3).

D. VEGETATION AND WILDLIFE

D(1) The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate state or federal agency, shall be provided to the County for any listed species found on-site, prior to Final Site Plan approval.

E. **LAND**

E(1) The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site plan.

E(2) An Integrated Pest Management Plan (1PM} for the application of fertilizers, pesticides, and herbicides shall be submitted to the Planning Section of the Building and Development Services Department for review and approval prior to Final Site Plan approval. Where

practical, native or drought tolerant landscape materials shall be utilized in common areas.

E(3) A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the county for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first.

E(4) 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.

F. AIR QUALITY

F(1) The Developer shall institute the following procedures to ensure dust control during development of the Project:

a. Implement a watering program during excavation, and dredge and fill operations;

b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;

c. Treat disturbed areas after clearing, grading, earthmoving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;

d. Keep soil stockpiles moist, or treat with soil binders or cover;

e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;

f. Remove dust producing materials as soon as possible; and

g. Clean (sweep) paved roads adjacent to side as necessary.

F(2) The open burning of trees or branches for land clearing shall be done in compliance with applicable regulations.

G. WATER QUALITY AND DRAINAGE

G(1). The Developer* shall submit a Surface and Groundwater Quality Monitoring Plan for the ~~Parrish Lakes ORI~~Parrish Lakes DRI for review and approval by the County prior to approval of the first Preliminary Site Plan. A copy of this Plan shall also be provided to the Southwest Florida Water Management District, who will submit technical assistance comments to Manatee County as part of the review and approval process. Approval of the Surface and Groundwater Quality Monitoring Plan will be subject to the following conditions: (Completed)

- 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 ~~exceedences~~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

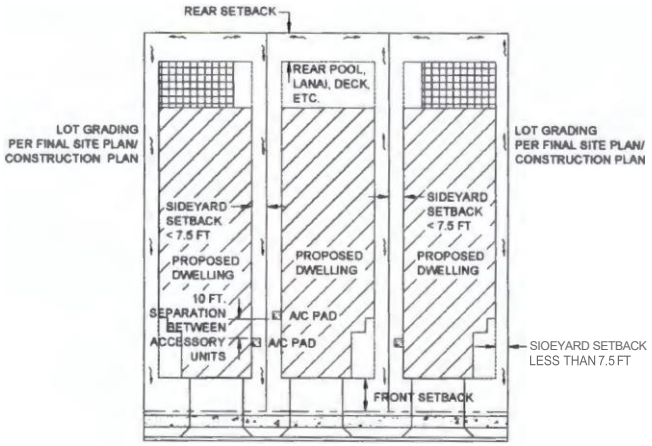
respective Biennial Report to be submitted for the project.

G(2) This project shall be required to reduce the calculated pre-development flow rate by fifty (50%) percent for all stormwater outfall flow directly or indirectly into Frog Creek Watershed. Modeling shall be used to determine pre-and post- development flows. (Completed)

G(3) All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or drainage modeling shall utilize the adopted Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property based upon a "no-rise" flood stage condition.

G(4) A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Buffalo Canal, Wade Canal, and other tributary systems within the project boundaries. In addition, a Drainage- Maintenance Access Easement shall be provided along the top-of-bank of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

G(5S) There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5 foot side yard setbacks.



H. HISTORICAL AND ARCHAEOLOGICAL SITES

H(1). Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue.

I. WATER

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

I(2) Unless already addressed by the LOA or the existing CLOS, 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 sub phase of the Project* to assure that adequate potable water capacity exists to accommodate the Project*.

I(3) 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 400-3.531, Florida Administrative Code.

I(4) Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided for within the Development Order. This would include the necessity for adequate water supply for fire-fighting.

I(5) The project shall utilize the lowest quality water allowable and available for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots. The Developer shall coordinate with the County Utility Department for the use of reclaim water within the project to the extent reclaim water is a reliable quality and quantity. Prior to Final Site Plan approval the applicant shall specify the source of irrigation on the site plan.

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

I(7) Water-conserving irrigation systems shall be used throughout the development.

Rainfall sensors shall be placed on all systems.

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

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

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

I(11) Water conservation educational materials shall be made available to residents and users of the development.

J. WASTEWATER

J(1) Unless already addressed by the LOA or the existing CLOS, 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.

J(2) Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. Unless already addressed by the LOA or the existing CLOS, the cost of connection, including the design, permitting and construction of off-site extensions of lines shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County engineer through the construction plans review process for the project.

J(3) No permanent septic tanks shall be installed on the Parrish Lakes site. In addition, abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable materials.

K. SOLID WASTE

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

K(2) Unless already addressed by the LDA or the existing CLOS, the Developer shall be required by Manatee County ordinances, to extend solid waste service to the Project to assure that adequate solid waste capacity exists to accommodate the Project.

L. RECREATION AND OPEN SPACE

L(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, CODCDD, or stewardship district, other legal entity and/or as directed by the permitting agencies, unless otherwise approved by the County.

L(2) 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 Willow-Ellenton 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 by Manatee County through the development review processes.

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.

M. EDUCATION

M(1) No school sites are proposed within the project boundaries. Parcel C-7 may be developed with the residential uses currently approved for Parcel C-7, including single-family detached, single-family semi-detached, and single-family attached residential uses. Public Educational Facilities, including a public charter school, and commercial/retail uses shall also be permitted on Parcel C-7, subject to the applicable development standards and the development totals set forth in Table 1.

M(2) 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.

N. HEALTH CARE, POLICE, AND FIRE

N(1) The Developer is encouraged to use the applicable National Fire Protection Agency's "Firewise" principles, to the extent practical, such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems. Such practices may be described on the Landscape Plans of each Final Site Plan.

O. HURRICANE PREPAREDNESS

O(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.

P. AFFORDABLE HOUSING (Left Blank Intentionally)

~~**P(1) Reserved.**~~

~~P(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.~~

~~P(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 upon the originally approved 3,300 dwelling units.~~

P(3) The 330 units shall qualify upon the first sale or rental to an end user as workforce housing as defined by Manatee County Land Development Code. The maximum sales price for the workforce housing units shall be based upon current workforce sales price as established by the methodology in the Manatee County Land Development Code and may be modified each year as determined by Manatee County.

P(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.

P(5) As an alternative to the construction of units, the Developer may elect to contribute to the Voluntary Affordable Housing Mitigation Program a payment of $660,000.00 (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 ORIParrish Lakes DRI.

P(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 $200.00 per residential unit in terms of 2011 dollars (3,300 units x $200.00 per unit =$660,000.00).

P(7) Residential units sold within the Parrish Lakes ORI 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 P(6) above, and shall apply to satisfaction of the requirement to provide "affordable" or "workforce/essential worker" housing. 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.

P(8) Residential units rented within the Parrish Lakes ORIParrish 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 P(6) above, and shall apply to satisfaction of the requirement to provide "affordable" or "workforce/essential worker" housing. 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.

P(9) In lieu of the cash mitigation payments required above, either in whole or in part, Parrish Lakes ORIParrish Lakes DRI may propose for TBRPC, Florida Department of Economic Opportunity (FDEO) 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, FDEO 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).

P(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.

P(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 ORIthe 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 FDEO.

P(12) The Developer shall attempt to maintain the 10% ratio of workforce/affordable units to 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

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

PQ(2) The Developer shall work with TECO/Peoples Gas, or other similar provider, to encourage the availability of natural gas within the Project.

Q(3) The Developer shall enter into a separate agreement with FP&L [or electric service provider] relative to Contribution in Aid of Construction in order for FP&L [or electric service provider] to provide service.

Q(4) The FP&L Easement shall be relocated and/or any development that may be proposed within the FP&L easement shall be consistent with the property owner's easement rights.

R. DESIGN STANDARDS

R(1) For each phase of development, an overall concept design demonstrating unified development between phases shall be required and submitted with each future Preliminary and Final Site Plan submittal for administrative review and approval.

R(2) All other applicable state and federal permits shall be obtained before commencement of the development.

R(3) Architectural design plans and building elevations shall be submitted with future preliminary and final site plan submittals to demonstrate compliance with the criteria in LDC Section 402.7.D.9 for building heights above 35 feet.

R(4) On-street parking may be allowed on all local streets. At time of Preliminary Site Plan approval, issues pertaining to traffic safety shall be reviewed by the County staff to determine the appropriateness of the specific location.

R(5S) Street trees may also be allowed within rights-of-way and easements of all local streets, provided the trees are a minimum of 4' from the back of curb and a maintenance agreement, acceptable to the County, with the HOA, COD or stewardship district is provided.

R(67) Roadway buffers for Traditional Neighborhood Development residential parcels shall not

apply with the exception of Carter Road, Sawgrass Road Extension, EE Road, and Moccasin Wallow Road. Buffers shall apply for Conventional Development Parcels, as depicted on the General Development Plan dated January 20, 2022, prepared by WRA Engineering.

R(78) At time of each Preliminary Site Plan application, the Developer, with concurrence from the Building and Development Services Department, shall select from the "Conventional" or "Traditional" Neighborhood Design" (TND) standards, as indicated in the tables below:

Setbacks

(a.) Traditional Neighborhood Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front loaded	Alley loaded	Side Setback (ft.)	Rear Setback (ft.)	Maximum Height (ft.)
Single-family detached	3,200	32	20/23/15[2]	10	6/1[3]	15/5[4]	35
Single-family semi-detached	2,300	16	20/23/15[2]	10	0/6[5]	15/5[4]	35
Single-family attached	2,200	24	20/23/15[2]	5	0/6[5]	15/5[4]	35
Multi-family	-	-	10	10	15[6]	10	45 (4-story)
Commercial	-	-	40	-	0/5[7]	0/5[7]	3-stories/45
Office	-	-	40	-	0/5[7]	0/5[7]	3-stories/45

[1] The front setback for all single-family residences shall be 23' to the garage portion of the

structure. The remaining habitable portion of the structure may be setback 20'.
[2] Setback to the side loaded garage
[3] Minimum of 7 feet between units
[4] Rear setbacks for units with alley entry garages
[5] Minimum of 12 feet between units
[6] This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings
[7] The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses

(b) Conventional Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front Setback (ft)	Side Setback (ft.)	Rear Setback (ft.)	Maximum Height (ft.)
Single-family detached	4,750	40	20/23	5	15	35
Single-family semi-detached	3,700	35	20/23	0/6	15	35
Single-family attached	2,000	20	20/23	0/7.5	15	35
Multi-family	-	-	25	15/25[2]	15	45 (4-Story)
Commercial	-	-	40	15/20[3]	20[3]	3-stories/45
Office	-	-	40	15/20[3]	20[3]	3-stories/45

[1] The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
[2] This distance is not a side-yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. **A** 25' separation is required between two and three story buildings.

[3] When adjacent to residential 10' of additional building separation is required for each story over one.

R(9) Non Residential

a. The maximum square footage for each commercial and office parcel, as identified on the General Development Plan, may be increased provided that all dimensional criteria as outlined in R(4), consistent with the LDC and Comprehensive Plan provisions, as applicable, are met and there is a simultaneous increase and decrease of square footage on those parcels. This shall not authorize an overall increase of square footage for the project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary Site Plan or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in square footage.

Development totals shall be updated with each biennial report.

b. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Planning Section of the Development Services Department with future Final Site Plan and Building Permit submittals.

For non-residential buildings:

1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not project a massive blank wall, design elements with distinctive color variation shall include prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the Planning Section of the Building and Development Services Department. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of two (2) or more roof types (parapet, dormers, and sloped, etc.)

2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted. Architectural metal in conjunction with other permitted building materials shall be allowed, provided that at least seventy-five percent (75%) of the building face is constructed from other permitted materials.

3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

c. Service Areas

Trash and garbage receptacles shall be screened with materials similar to the adjacent building facades.

1. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system

shall be approved by the County with each Final Site Plan containing a food service establishment or use.

2. Exterior loud speakers, bells, or similar audio-communication shall not be permitted except for areas greater than five hundred feet from a residential unit constructed on grade; however, directed (non- broadcast) communication devices and intercoms shall not be restricted. "Directed (non-broadcast)" shall mean not plainly audible to a person greater than 25 feet from the source.

Signs

d. All Signs shall meet the requirements of Section 600 of the Land Development Code. Any master sign plan shall require approval from the Board of County Commissioners.

e. A vertical mix of land uses is permitted on Parcels A-1 and **A-2. If** a vertical mix is designed on these parcels, it will include office or commercial land uses on the first floor and residential or office land uses on the upper floors.

R(10) ~~The maximum number of residential units is 3,401. The maximum number of residential units for each parcel, as identified on the General Development Plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary Site Plan or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in square footage. Development totals shall be updated with each biennial report.~~R(10) The maximum number of residential units is 3,130. The maximum number of residential units for each parcel, as identified on the General Development Plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary Site Plan or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in residential units. Development totals shall be updated with each biennial report. ~~reporting period~~.

R(11) The Notice to Buyers or Tenants shall be included in the Declaration of Covenants and Restrictions and in the Sales Contract or Lease, or a separate addendum to the sales or rental contract, and Final Site Plan(s) and shall include language informing prospective residents or tenants of the following:

a) The location and size (including potential height) of future commercial and office developments in the project.

b) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials.

c) Residential parcels are permitted to have recreational facilities, churches or other places of worship, day care centers (large, medium, small and accessory) and schools. Such uses may be approve pursuant to Specific Use Criteria in the LDC, as may be amended.

S. DEFINITIONS

A. "Application for Development Approval" (or **ADA)** shall mean the Parrish Lakes Development of Regional Impact Application for Development Approval (Submitted on February 10, 201O); the First Sufficiency Response submitted by the Developer

on August 2010, the Second Sufficiency Response submitted on January, 2011; the Third Sufficiency Response submitted on March, 2017 and Declaration of Sufficiency on April 20, 2017.

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. "Conventional Development" shall mean development that is characterized by a clear separation of land uses and housing types into specified geographic areas. Typically, the setbacks and residential lot sizes are larger with a focus for usable space being within the rear yard. Commercial buildings are set farther from the street and contain parking in front of the building.

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

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

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

G. "Funding Commitments" 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.

H. "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.

I. ~~"Project" shall mean the land uses by area, square footage, density, and phase described in the ADA* to be constructed on the real property described in Section 7 herein.~~"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 8 herein.

J. "Traditional Neighborhood Development (TND)" shall mean the development of a cohesive neighborhood using traditional town planning principles. A TND includes a range of housing types, a network of well- connected streets and blocks, public spaces, and neighborhood serving non-residential uses such as retail, office, schools, and places of worship within walking distance of the residences.

Residential units will have smaller setbacks and the unit will be oriented to the street with recessed garages or alley access to structures oriented to the street with recessed garages or alley access to structures with on-street parking. Typically, the residential focus will be toward the street or public spaces. Commercial buildings will be closer to each other and the streets similar to a traditional downtown with on-street parking, street trees, or a vertical and horizontal mix of land uses.

K. "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.

L. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 4. SPECIAL APPROVAL Special approval was previously granted for a: 1) project in MU FLUC; 2) a project adjacent to a perennial stream; 3) partially in the 25-year floodplain.

SECTION 5. ZONING. The property described in Section 8 below was previously rezoned to the PDMU (Planning Development Mixed Use) zone district, retaining the NCO Overlay District, and the official zoning map was previously amended accordingly. Since the approval of rezoning to PDMU retaining the NCO Overlay District, this North Central Overlay District has been repealed.

SECTION 6. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this ordinance.

SECTION 7. CODIFICATION. Pursuant to 125.68 (1), Florida Statutes, the ordinance is not required to be codified. Therefore, the clerk shall not transmit the ordinance for codification.

SECTION 8. LEGAL DESCRIPTION.

Legal description of the Project is attached as Exhibit 1.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida and as provided by law.

PASSED AND DULV ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the ~~1~~ 1st day of ~~February 2024~~ 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 "1"

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^{1} 16^{11} 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^{11} W ALONG THE WEST LINE OF THE E 1/2 OF SAID SECTION 22, 2550.79 FEET TO rrs 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 150.63ACRES 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 NE 1/4 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.

8. 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 2, 5:

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 LOTS247 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[11]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 (S 1/2 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:

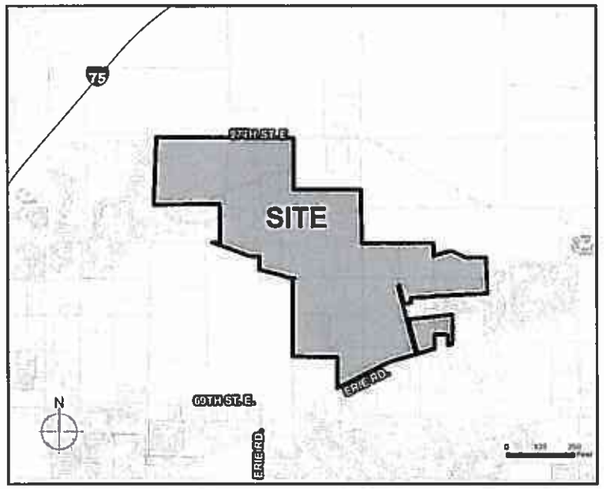
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA,; 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

PARRISH LAKES DRI

GENERAL DEVELOPMENT PLAN

SECTIONS 22, 23, 24, 25 & 26,
TOWNSHIP 33 S, RANGE 18 E
MANATEE COUNTY, FLORIDA



VICINITY MAP

FOR:
HAWK PARRISH LAKES, LLC
2502 N. ROCKY POINT DRIVE, SUITE 1050
TAMPA, FL 33607

SITE DATA

TOTAL PROJECT AC	+/- 1,155 AC
WETLAND AC	19.8 - 0.4 (IMPACT) = 19.4 AC
WETLAND BUFFER AC	+/- 16.13 AC
UPLAND PRESERVATION AC	+/- 6.0 AC
RECREATION FACILITIES AC	+/- 25.5 AC
TOTAL RESIDENTIAL UNITS	3,130
TOTAL RETAIL/COMMERCIAL SQUARE FOOTAGE	302,251
TOTAL OFFICE SQUARE FOOTAGE	43,320
PROPOSED FLEX (RESIDENTIAL/COMMERCIAL/SCHOOL PARCEL)	+/- 35.3 AC (120 SFA/*50,000 SF COMMERCIAL/1,300 STUDENTS)
EXISTING ZONING	
PROPOSED ZONING	PDMU
EXISTING FUTURE LANDUSE	PDMU
MINIMUM SETBACKS	MU, P/SP-1

SEE SHEET 3

RESIDENTIAL DENSITY CALCULATIONS

GROSS RESIDENTIAL DENSITY
TOTAL UNITS / TOTAL ACRES = 3,130 / 1,016.1 = 3.08 DU/AC

NON RESIDENTIAL DENSITY CALCULATIONS

RETAIL / COMMERCIAL / OFFICE /
TOTAL SQFT / TOTAL SQFT = 345,571 / 2,787,840 (64 ACRES) = 0.12 F.A.R.

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

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.

NOTES

1. THE SITE IS CURRENTLY ZONED PDMU.

2. THE SITE IS DESIGNATED AS FLOOD ZONE X, A, AND AE ON FIRM PANEL NO. 12081C0176E, 12081C0177E, 12081C0178E, AND 12081C0179 PER EFFECTIVE DATE OF MARCH 17, 2014.

3 THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS OR PLATTED STREETS LOCATED ON THIS SITE.

4 THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND/OR FDEP WITHIN THE BOUNDARIES OF THIS PLAN. ACREAGE AND LOCATIONS OF ENVIRONMENTAL AREAS AND MITIGATION AREAS ARE APPROXIMATE AND ARE SUBJECT TO FINAL DETERMINATION BY APPROPRIATE AGENCIES

5 THERE ARE WELLS IDENTIFIED WITHIN THE BOUNDARIES OF THIS PLAN.

6 PROJECT WILL MEET ALL APPLICABLE STANDARDS OF SECTION 402.6 OF THE LDC

7 THE ALIGNMENT OF ALL INTERNAL ROADWAYS AND THE LOCATIONS OF ALL PROJECT ACCESS POINTS ARE APPROXIMATE. EXACT ALIGNMENTS ARE SUBJECT TO CHANGE PURSUANT TO REVIEW BY MANATEE COUNTY DURING THE SITE PLAN / SUBDIVISION REVIEW PROCESS

8 MINIMUM 20% OPEN SPACE WILL BE PROVIDED

9 EXISTING TREE GROUPINGS, OTHER THAN DELINEATED WETLANDS, ARE AGRICULTURAL IN NATURE.

10. PROJECT HAS TWO PHASES THAT CAN BE BUILT SIMULTANEOUSLY PURSUANT TO CLOS-17-058, WITH BUILD OUT FOR ENTIRE PROJECT BY 2036

11 FLOODPLAIN MANAGEMENT: ANY ENCROACHMENT INTO THE 100 YEAR FLOODPLAIN SHALL BE REQUIRED TO MEET REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS AND FEDERAL AND STATE PERMIT REQUIREMENTS.

12 ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, STEWARDSHIP DISTRICT OR A COMMUNITY DEVELOPMENT DISTRICT

13 ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS STANDARDS FOR MATERIAL SPECIFICATIONS (I.E. PAVEMENT SECTION). THE ROADS WILL EITHER BE (i) PUBLIC, OR (ii) OWNED AND MAINTAINED BY A STEWARDSHIP DISTRICT, COMMUNITY DEVELOPMENT DISTRICT, OR (iii) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. TRAVEL LANES SHALL BE 12'; OR AS PERMITTED BY COUNTY STANDARDS AT TIME OF FSP.

14 TWO MEANS OF ACCESS SHALL BE PROVIDED FOR NEIGHBORHOODS THAT HAVE MORE THAN 100 DWELLING UNITS. A BOULEVARD ENTRANCE MAY BE USED AS AN OPTION, CONSISTENT WITH THE LDC

15 SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE.

16 ALL SIGN AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. SIGNAGE AND STRIPING PLANS WILL BE PART OF, AND APPROVED WITH THE FINAL SITE PLAN.

17 TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

18 ALL STORM DRAINAGE PIPES, BOTH PUBLIC AND PRIVATE, NOT LOCATED WITHIN A ROADWAY TRACT OR RIGHT-OF-WAY WILL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT. THE WIDTH OF DRAINAGE EASEMENTS SHOWN ON THE FINAL SITE PLAN AND CONSTRUCTION PLANS SHALL COMPLY WITH THE STORMWATER DESIGN MANUAL AND BE NO LESS THAN 20 FEET

19 RESIDENTIAL UNITS MAY BE TRANSFERRED BETWEEN PARCELS C1-C8. THIS DOES NOT AUTHORIZE AN INCREASE IN THE TOTAL NUMBER OF UNITS FOR THE PROJECT. HOWEVER THE DEVELOPMENT OF MULTIPLE PARCELS AS A SINGLE COMMUNITY SHALL ALLOW THE BLENDING OF UNIT COUNTS AND TYPES NOT WITHSTANDING PARCEL BOUNDARIES AS SHOWN ON THE GDP.

20. RESIDENTIAL DENSITY CALCULATIONS ASSUME FLEX (C-7) AS RESIDENTIAL USE TO DETERMINE MAXIMUM POTENTIAL DU/AC; NON-RESIDENTIAL DENSITY CALCULATIONS ASSUME FLEX (C-7) AS COMMERCIAL USE TO DETERMINE MAXIMUM POTENTIAL FAR.

21. NON-RESIDENTIAL DEVELOPMENT (EXCLUDING SCHOOL USE) WITHIN PARCEL C-7 MAY EXCEED 50,000 SQUARE FEET OF GROSS FLOOR AREA, PROVIDED THAT THE TOTAL TRIP GENERATION FOR THE PROPOSED USES DOES NOT EXCEED THE TRIP GENERATION ATTRIBUTABLE TO 50,000 SQUARE FEET OF RETAIL USE (TRIPS SHOULD BE LESS THAN 238 GROSS PM PEAK HOUR TRIPS OR 143 NET PM PEAK HOUR TRIPS). APPROVAL OF A SCHOOL USE IS SUBJECT TO TRAFFIC STUDY REQUIREMENTS PER PDMU-16-16(G)(R3) SECTION 3.B.5.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL
3	GENERAL DEVELOPMENT PLAN
4	LANDSCAPE PLAN

HAMILTON ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #65325
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

PROJECT NUMBER: **PDMU - 16 - 16(Z)(G)(R3)** PROJECT NAME: **PARRISH LAKES**

APPROVAL TYPE: **GENERAL DEVELOPMENT PLAN AMENDMENT** ACCELA NUMBER: **PLN2408 - 0049**

PROJECT PLANNER: _____ DATE: _____

PROJECT ENGINEER: _____ DATE: _____

CONCURRENCY: _____ DATE: _____

ENVIRONMENTAL PLANNING: _____ DATE: _____

ENVIRONMENTAL HEALTH: _____ DATE: _____

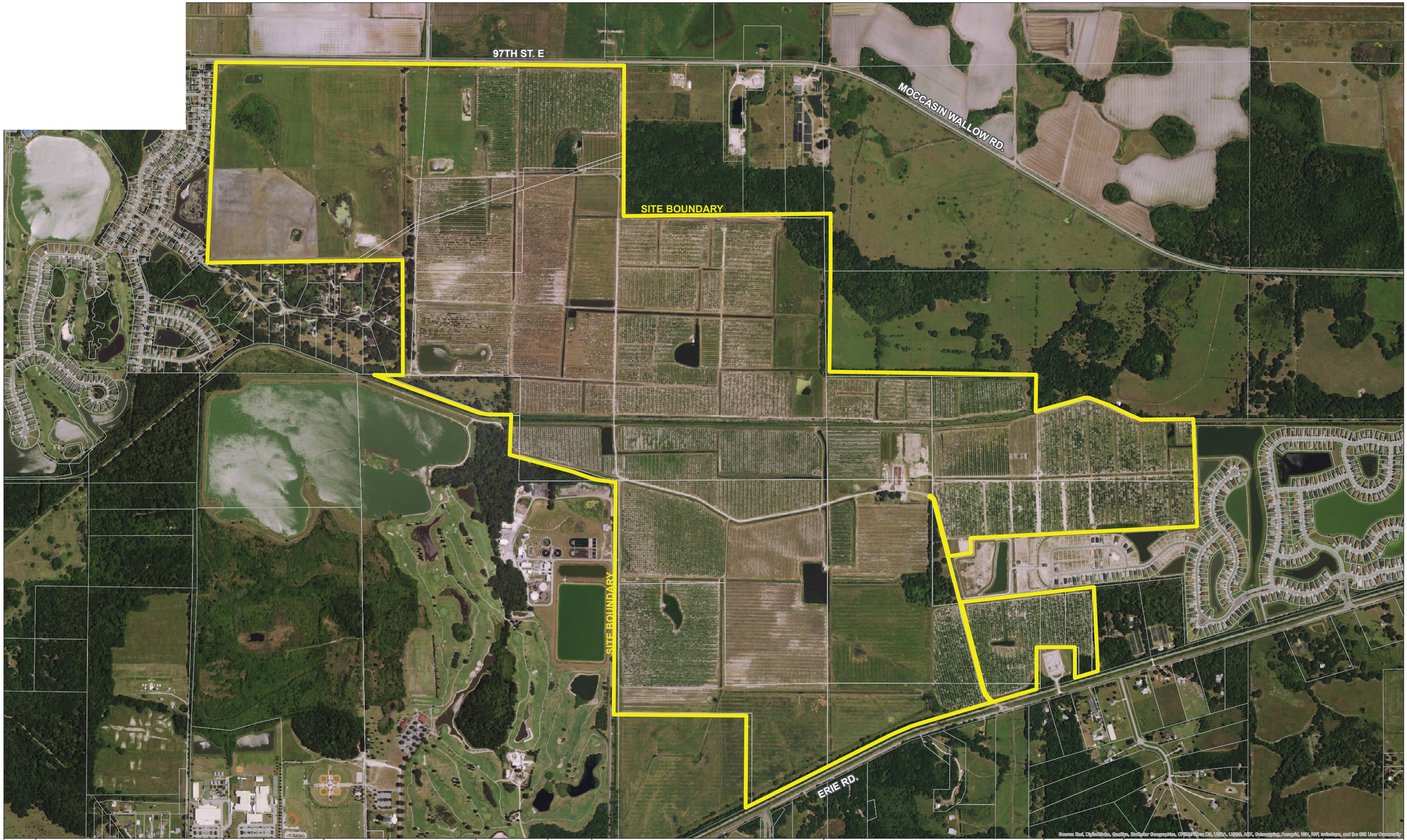
FIRE DISTRICT: _____ DATE: _____

ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION. THERE MAY BE OTHER DOCUMENTS, INCLUDING A CLOS THAT AFFECT THIS PROJECT APPROVAL.

REC'D BY OWNER/AGENT: _____ DATE: _____

Lucas Carlo
2026.07.23
14:02:09-04'00'

LUCAS CARLO
FL P.E. #61636



REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		
	FM ENDS AT WWTP, EXTEND 25' BUFFER ON MOCCASIN WALLOW	02/11/2025		
	GDP LAND USE TABLE, PARCEL AREAS, & COMM. AREAS	11/7/2024		
	ADDED EXIST. RECLAIM & FORCE MAIN LABELS, & GDP NOTES.	11/7/2024		

ACTIVITY	INTIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON ENGINEERING & SURVEYING, LLC
3409 W LEMON ST
TAMPA, FL. 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL. 32803
TEL: 407.362.5929

CLIENT: FLM, INC

PROJECT: PARRISH LAKES

DATE: 07-22-2024

HORIZONTAL SCALE: 1" = 500'

DOCUMENT TITLE: AERIAL

SHEET NUMBER: 2 OF 4

N

ROBINSON GATEWAY
MIXED USE
FLU:UF-3
ZONING:PD-MU

EXISTING R/W VARIES +/-100'
EXISTING 30" WATER MAIN
EXISTING 20" SEWER FORCE MAIN
FLU:UF-3
ZONING:A
EXISTING 20" RECLAIMED MAIN
97TH ST. E

EAGLE POINTE
SINGLE FAMILY/MULTI-FAMILY
FLU:UF-3
ZONING:PD-R

FLU:UF-3
ZONING:A

A-1
42 AC

A-2
22 AC

FLU:MU
ZONING:PDMU

FLU:ROR
ZONING:RSF-4.5

REGENCY
OAKS
SINGLE FAMILY
FLU:RES-6
ZONING:RSF-4.5

C-1
165 AC

FLU:MU
ZONING:PDMU

FLORIDIAN AT
MOCCASIN
MULTI-FAMILY RESIDENTIAL
FLU:RES-6
ZONING:PDR/NCO

FLU:P/SP-1
ZONING:PD-R

EXISTING 20" RECLAIMED MAIN

FUTURE RIGHT-OF-WAY

330' FPL EASEMENT

EXISTING 16" SEWER FORCE MAIN
& EXISTING 24" SEWER FORCE MAIN

C-3
300.3 AC

EXISTING 20" RECLAIMED MAIN

SUMMER WOODS
SINGLE FAMILY
FLU:UF-3
ZONING:PD-R

FLU:UF-3
ZONING:RSF-1

120' Right-of-Way (4 Lanes)

EXISTING 16" SEWER FORCE MAIN
& EXISTING 30" SEWER FORCE MAIN

FLU:UF-3
ZONING:PD-R

BUFFALO
CANAL

C-5
33.9 AC

C-2
18.1 AC

GROVE LAGOON ROAD
EXISTING 30" RECLAIMED MAIN

EXISTING 20" RECLAIMED MAIN

BUFFALO
CANAL

EXISTING 20" RECLAIMED MAIN
& EXISTING 30" RECLAIMED MAIN

SAWGRASS RD.

C-6
133.3 AC

COPPERSTONE
SINGLE FAMILY
FLU:UF-3
ZONING:PD-R

EXISTING 16" SEWER FORCE MAIN
& EXISTING 30" SEWER FORCE MAIN

CARTER RD. EXT.

MANATEE COUNTY
NORTH WATER
RECLAMATION FACILITY
FLU: P/SP-1
ZONING: PD-PI

EXISTING 20" RECLAIMED MAIN

C-4
289.4 AC

C-7
35.3 AC

120' Right-of-Way (4 Lanes)
(Proposed R/W may be combined with existing R/W)

C-8
40.8 AC

FLU:UF-3
ZONING:A

NOT INCLUDED
PEACE RIVER
ELECTRIC
SUBSTATION

EXISTING 16" SEWER FORCE MAIN

GOLF COURSE
FLU:P/SP-1
ZONING:PD-PI

FLU:UF-3
ZONING:PD-R

EXISTING RAILROAD

FUTURE SCHOOL
FLU:UF-3
ZONING:PD-MU

FLU:UF-3
ZONING:A

EXISTING ERIE ROAD R/W VARIES +/- 160'

ERIE RD.

ELLENTON-WILLOW TRAIL

EXISTING 24" WATER MAIN

EXISTING 16"
SEWER FORCE MAIN

HARRISON RANCH BLVD.

FLU:UF-3
ZONING:A

EXISTING 16" SEWER FORCE MAIN

LEGEND

- Project Boundary (Boundary Survey Produced By Others)
- 30' Thoroughfare Buffer
- 20' Perimeter Buffer
- Proposed Conceptual Access
- Estimated Wetland Impacts
- Wetland and Wetland Buffer (30 Feet)
- Existing Water Main
- Existing Sewer Force Main
- Existing Reclaimed Water Main
- FPL Easement
- Railroads
- Proposed Conceptual Right-of-Way Alignment
- Commercial/Office
- Residential
- Roadway Right-of-Way
- Upland Preservation
- Wetland
- Parcels
- 25' Thoroughfare Buffer
- 30' Thoroughfare Buffer
- RESIDENTIAL/COMMERCIAL/SCHOOL PARCEL (SEE NOTE 20 ON COVER PAGE)

Access location and design is subject to change dependent on a detailed review of driveway spacing, intersection sight distance, any turn lane length requirements, roadway geometry and other operational and safety considerations. Any accesses shown in proximity to intersections shall be located outside of the functional area of the intersections.

PROPOSED LAND USES	
Land Use	**Acres**
Upland Preservation	6.0
Wetlands	19.8
Streams & Waterways	5.0
Thoroughfare Right-of-Way	44.1
Metro Lagoon/A-1	42.0
A-2	22.0
Retail/Office Comm (A-1, A-2)	64.0
Flex Parcel C-7	35.3
C-1	165.0
C-2	18.1
C-3	300.3
C-4	289.4
C-5	33.9
C-6	133.3
C-8	40.8
Residential (C1-C6, C8)	980.8
Total	**1,155.0**

RESIDENTIAL DENSITY		
C-1	SFD, SFS-D, SFA	406
C-2	SFD, SFS-D, SFA	20
C-3	SFD, SFS-D, SFA	1114
C-4	SFD, SFS-D, SFA	1018
C-5	SFD, SFS-D, SFA	20
C-6	SFD, SFS-D, SFA	357
C-7	SFD, SFS-D, SFA	97
C-8	SFD, SFS-D, SFA	98
Total		**3130**

SEE NOTES 19 AND 20 ON COVER PAGE

Parcel	Use	Intensity	Measurement
A1 & A2	Retail/Commercial	278,720	Square Feet
A1 & A2	Lagoon	23,531	Square Feet
A1 & A2	Office	43,320	Square Feet

Notes:
1. Parcels A1 & A2 are subject to Exhibit "B" of PDMU-16-16(G)(R3) (Schedule of Permitted and Prohibited Uses)
2. Parcel C-7 shall have the option for development as K-12 Public Charter School/Early Learning Center, Commercial, or Residential uses per the land use tables.

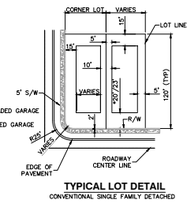
Traditional Neighborhood Design Standards

Type	Min. Lot Size (SF)	Min. Lot Width (FT)	Front Setback (FT)		Side Setback (FT)	Rear Setback (FT)	Max. Height (FT)
			Front Loaded[1]	Alley Loaded			
Single Family Detached	3200	32	20/23/15[2]	10	6/1 [3]	15/5[4]	35
Single Family Semi-Detached	2300	16	20/23/15[2]	10	0/6[5]	15/5[4]	35
Single Family Attached	2200	24	20/23/15[2]	5	0/6[5]	15/5[4]	35
Multifamily	-	-	10	10	15 [6]	10	4 Stories
Commercial	-	-	40	-	0/5[7]	0/5[7]	3 Stories / 45
Office	-	-	40	-	0/5[7]	0/5[7]	45

1. The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'.
2. Setback to the side loaded garage.
3. Minimum of 7 feet between units.
4. Rear setback for units with alley entry garages.
5. Minimum of 12 feet between units.
6. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings.
7. The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses.

Conventional Design Standards

Type	Min. Lot Size (SF)	Min. Lot Width (FT)	Front Setback (FT)[1]	Side Setback (FT)	Rear Setback (FT)	Max. Height (FT)
Single Family Detached	4750	40	20/23	5	15	35
Single Family Semi-Detached	3700	35	20/23	0/6	15	35
Single Family Attached	2000	20	20/23	0/7.5	15	35
Multifamily	-	-	25	15/25[2]	15	4 Stories
Commercial	-	-	40	15/20[3]	20[3]	3 Stories / 45
Office	-	-	40	15/20[3]	20[3]	45



TYPICAL LOT DETAIL
CONVENTIONAL SINGLE FAMILY DETACHED

1. The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side-yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. When adjacent to residential 10' of additional building separation is required for each story over one.

GDP NOTES:

THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
	SITE DATA TABLES, A-1 AND C-1 PARCEL AREAS	07/07/2026		
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		

ACTIVITY	INITIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON
ENGINEERING & SURVEYING, LLC.
3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

CLIENT: FLM, INC

PROJECT: PARRISH LAKES

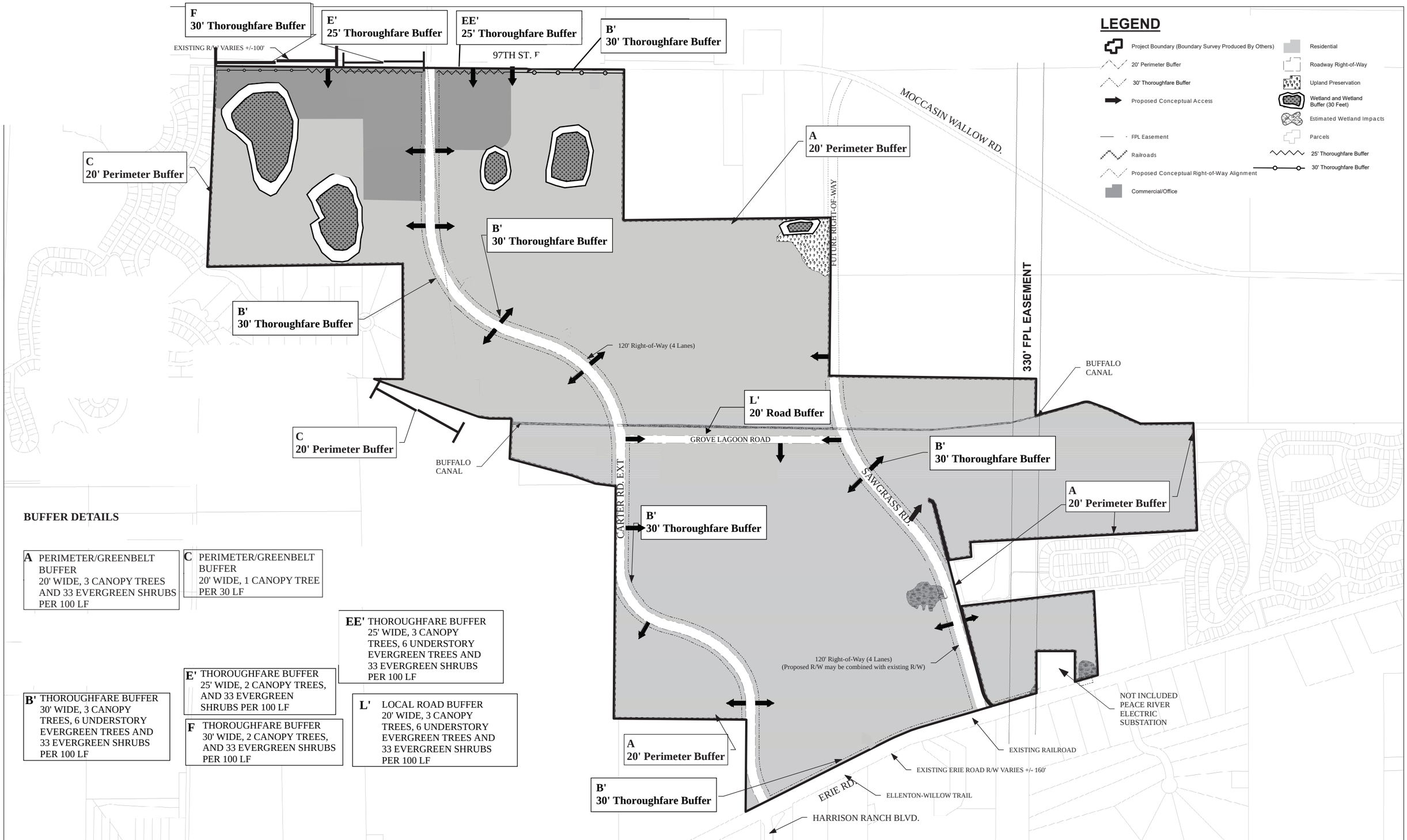
DATE: 07-22-2024

HORIZONTAL SCALE: 1" = 500'

DOCUMENT TITLE: GENERAL DEVELOPMENT PLAN

SHEET NUMBER: 3 OF 4

N



BUFFER DETAILS

A PERIMETER/GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND 33 EVERGREEN SHRUBS PER 100 LF

C PERIMETER/GREENBELT BUFFER
20' WIDE, 1 CANOPY TREE PER 30 LF

EE' THOROUGHFARE BUFFER
25' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

E' THOROUGHFARE BUFFER
25' WIDE, 2 CANOPY TREES, AND 33 EVERGREEN SHRUBS PER 100 LF

B' THOROUGHFARE BUFFER
30' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

F THOROUGHFARE BUFFER
30' WIDE, 2 CANOPY TREES, AND 33 EVERGREEN SHRUBS PER 100 LF

L' LOCAL ROAD BUFFER
20' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
	SITE DATA TABLES, A-1 AND C-1 PARCEL AREAS	07/07/2026		
CRV6	LOCAL ROAD BUFFER ADDED	2/11/2026		
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		

ACTIVITY	INTIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON ENGINEERING & SURVEYING, LLC.
3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

CLIENT: FLM, INC

PROJECT: PARRISH LAKES

DATE: 07-22-2024

HORIZONTAL SCALE: 1" = 500'

DOCUMENT TITLE: LANDSCAPE PLAN

SHEET NUMBER: 4 OF 4

N

APPROVED

PARRISH LAKES GDP AMENDMENT

LUEM

Project Number: PDMU-16-16 (G)(R3)

Record Number: PLN2408-0049

7/8/2026

The purpose of this report is to provide the exchange of land uses within the project per the approved LUEM for the Parrish Lakes Development located south of Moccasin Wallow Road and east and west of Carter Road extension, as shown in Figure 1.

The approval entitlements for the project include the following land uses:

- Single Family – 2,421 Dwelling Units
- Townhomes – 580 Dwelling Units
- Multi-Family – 400 Dwelling Units
- Retail – 260,000 Square Feet
- Office – 35,000 Square Feet

In conjunction with the amendment to the GDP for the project the following land uses are proposed:

- Single Family – 2,444 Dwelling Units
- Townhomes – 686 Dwelling Units
- Multi-Family – 0 Dwelling Units
- Retail – 302,251 Square Feet

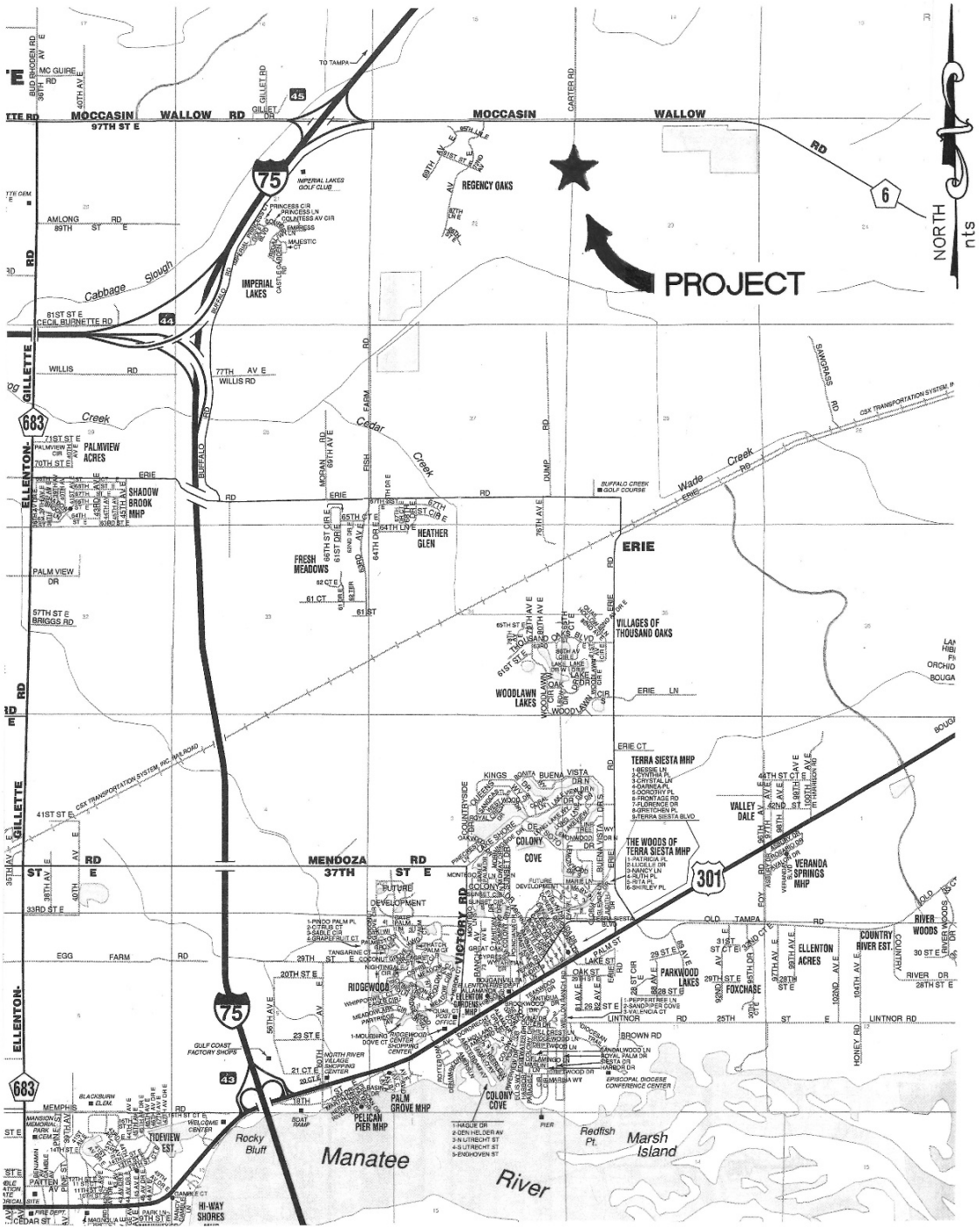


FIGURE 1
PROJECT LOCATION

- Office – 43,320 Square Feet

To obtain the additional Single Family DUs, Townhomes, Retail SF, and Office SF, the approved LUEM for the project was utilized to exchange Multi-Family uses. The following provides the exchange calculations:

- Exchange Approved Multi-Family DU's to Single Family DU's
  - Convert 38 MF DU's to 23 Single Family DU's
    - 38 DU's x 0.62 DU/DU = 23 DU's
- Exchange Approved Multi-Family DU's to Townhomes
  - Convert 89 MF DU's to 106 Townhomes
    - 89 DU's x 1.192 DU/DU = 106 DU's
- Exchange Approved Multi-Family DU's to Retail Square Feet
  - Convert 253 MF DU's to 42,251 Retail Square Feet
    - 253 DU's x 0.167 KSF/DU = 42,251 SF
- Exchange Approved Multi-Family DU's to Office Square Feet
  - Convert 20 MF DU's to 8,320 Office Square Feet
    - 20 DU's x 0.416 KSF/DU = 8,320 SF

APPENDIX

LUEM

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

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D-4 - Level of Service Concurrency Reservation Application

Project Name: Parrish Lakes DRI #28

Proposed Land Use: Mixed-Use: Residential, Commercial/Retail, Public Charter School

List previous approvals:

Parent Project File # PDMU-16-16(Z)(G), PDMU-16-16(G)(R), and PDMU-16-16(G)(R2). CLOS # 17-058
Expiration Date: 8/28/2037

Please indicate number(s) for appropriate items:

# dwelling units 3,807	# hotel roomsClick here	# parking spaces Click here
# RV pads Click here	# berths Click here	# beds Click here
square feet of building 266,515	acres of parcel 1,155	
If church, # seats/pews Click here	square feet of building Click here	
If school/day care, # classrooms Click here	# students Click here	

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval. If this application form is not signed by the property owner(s), a notarized Affidavit of Ownership/Agent Authorization (see Form D1) must be submitted with the application.

Marshall T. Robinson — Marshall T. Robinson — 9/15/2025

Signature of Property Owner or Applicant | Printed Name | Date

Environmental Considerations Report

Parrish Lakes
Planned Mixed Use Development
Phase 1

Parrish, Manatee County, Florida

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

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



June 2021

Table of Contents

1.0 Environmental Considerations 1
1.1 Soils 1
1.2 Land Use 4
1.2.1 FLUCCS Code Descriptions 5
1.2.1.1 Upland Habitat 5
1.2.1.2 Wetland Habitat – Wetland and OSW 7
2.0 Wildlife and Listed Species 12
2.1 Analysis of Potential Impact to Listed Species 13
2.2 Recommendations 17
3.0 Wetland Impacts 18
3.1 Manatee County Wetland Impact Criteria 18
4.0 Public Interest Criteria 22

List of Tables

Table 1: Soil Survey – Phase 1 1
Table 2: Other Surface Waters – Ditchworks 8
Table 3: Other Surface Waters – Reservoirs (Ponds) 9
Table 4: Forested Wetland Habitat 10
Table 5: WRA Determination of Effect (DOE) Definitions 13

Exhibits

Exhibit 1 Regional Location Map
Exhibit 2 Project Boundary
Exhibit 3 Soils Map
Exhibit 4 Project FLUCCS Map
Exhibit 5 2018 Approved Wetland Determination
Exhibit 6 Phase 1 Wetlands and OSW
Exhibit 7 Field Species Survey Transects
Exhibit 8 Regional Species
Exhibit 9 Potential Habitat for Listed Species

Appendices

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

1.0 Environmental Considerations

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

1.1 Soils

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

Table 1: Soil Survey – Phase 1

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

#4 Bradenton Fine Sand – **Hydric**

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

#5 Bradenton Fine Sand Limestone Substratum – **Hydric**

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

#7 Canova, Anclote, and Okeelanta – **Hydric**

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

#13 Chobee Loamy Fine Sand – **Hydric**

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

#14 Chobee Variant Sandy Clay Loam – **Hydric**

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

#16 Delray Complex – **Hydric**

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

#20 EauGallie Fine Sand – **Not Hydric**

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

#22 Felda Fine Sand – **Hydric**

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

#25 Floridana Fine Sand – **Hydric**

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

#26 Floridana-Immokalee-Okeelanta Association – **Hydric**

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

#27 Gator Muck – **Hydric**

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

#29 Manatee Mucky Loamy Fine Sand – **Hydric**

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

#38 Palmetto Sand – **Hydric**

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

#39 Parkwood Variant complex – **Hydric**

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

#48 Wabasso Fine Sand – **Not Hydric**

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

1.2 Land Use

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

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

1.2.1 FLUCCS Code Descriptions

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

1.2.1.1 Upland Habitat

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

211 Improved Pastures (149.93 ac.)

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

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

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

221 Citrus Groves (235.1 ac.)

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

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

260 Other Open Lands (18.06)

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

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

261 Fallow Crop Land (134.77 ac.)

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

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

423 Oak-Pine-Hickory (9.63 ac.)

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

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

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

427 Live Oak (7.97 ac.)

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

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

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

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

1.2.1.2 Wetland Habitat – Wetland and OSW

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

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

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

<u>510 Streams and Waterways (12.34 ac.)</u>

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

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

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

Table 2: Other Surface Waters – Ditchworks

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

530 Reservoirs (17.56 ac.)

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

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

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

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

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

Table 3: Other Surface Waters – Reservoirs (Ponds)

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

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

630 Wetland Forested Mixed (10.97 ac.)

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

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

640 Vegetated Non-forested Wetlands (5.39 ac.)

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

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

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

Table 4: Forested Wetland Habitat

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

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

2.0 Wildlife and Listed Species

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

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

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

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

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

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

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

2.1 Analysis of Potential Impact to Listed Species

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

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

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

Table 5: WRA Determination of Effect (DOE) Definitions

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

Eastern Indigo Snake (*Drymarchon corais couperi*)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Wading Birds

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

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

Listed Plants

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

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

2.2 Recommendations

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

3.0 Wetland Impacts

Wetlands

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

3.1 Manatee County Wetland Impact Criteria

§ 706.4. Application for Wetland Impacts.

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

N/A

Proximity of the land to adjacent urban land uses; and

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

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

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

§ 706.5. Criteria for Approval of *Wetlands* Impacts.

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

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

Phase 1 of this project will not impact wetlands.

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

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

   N/A

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

   a. The history and surrounding area of the property;

      N/A

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

      N/A

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

      N/A

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

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

N/A

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

   N/A

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

   N/A

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

   N/A

Mitigation

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

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

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

Elimination and Reduction of Impacts

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

Secondary and Cumulative Impacts

Secondary Impacts

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

Cumulative Impacts

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

Water Quality

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

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

4.0 Public Interest Criteria

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

Health, Safety and Welfare

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

Conservation of Fish and Wildlife

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

Navigation/Flow of Water

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

Fishing, Recreational and Marine Productivity

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

Temporary or Permanent in Nature

The proposed Project will be permanent in nature.

Historical and/or Archaeological Resources

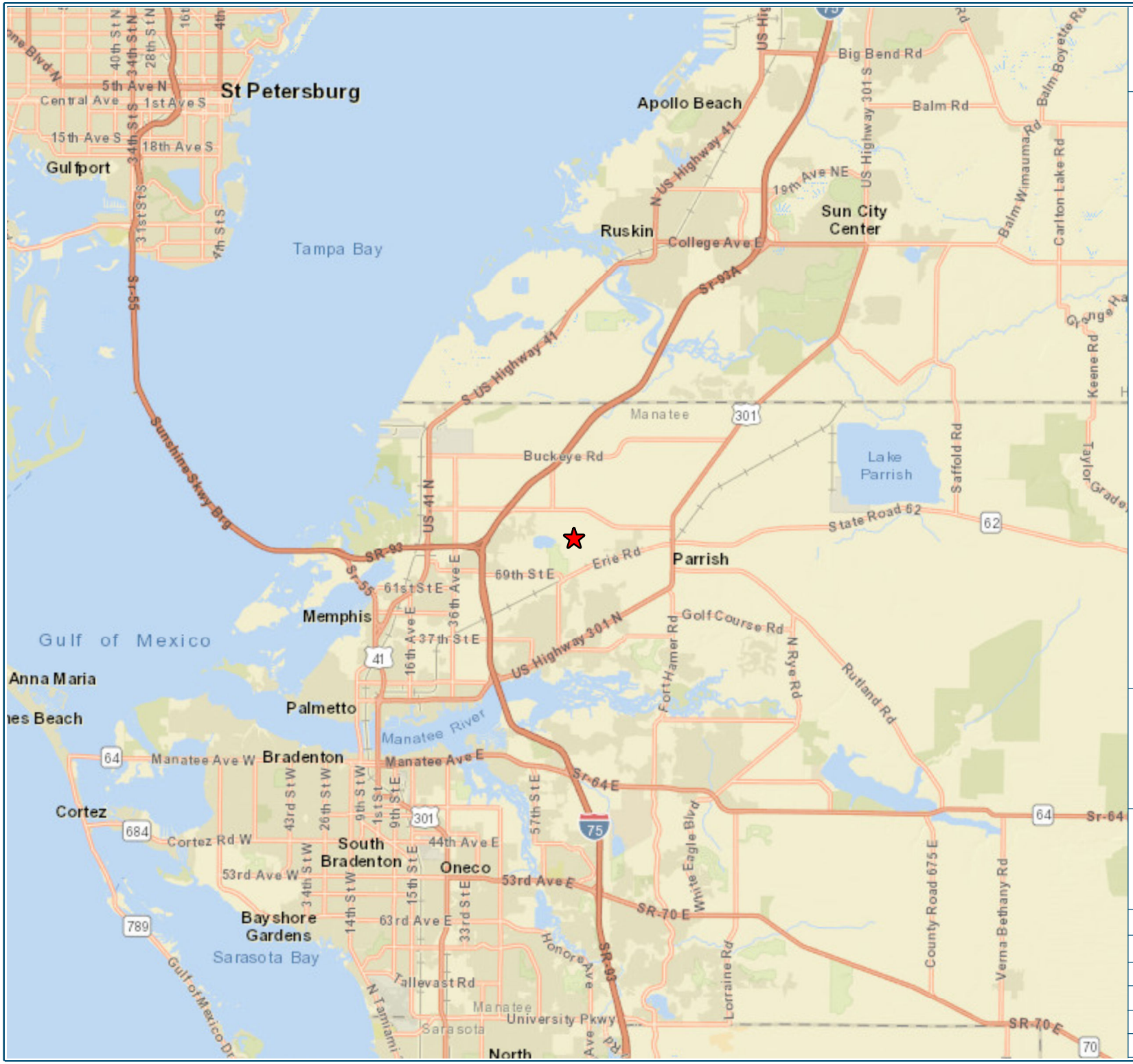
The proposed Project is not anticipated to adversely affect historical and/or archaeological resources within the project and project vicinity. In the event that any historical and/or archaeological resources are discovered during construction, construction activities will cease

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

Current Condition and Relative Value of Functions

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

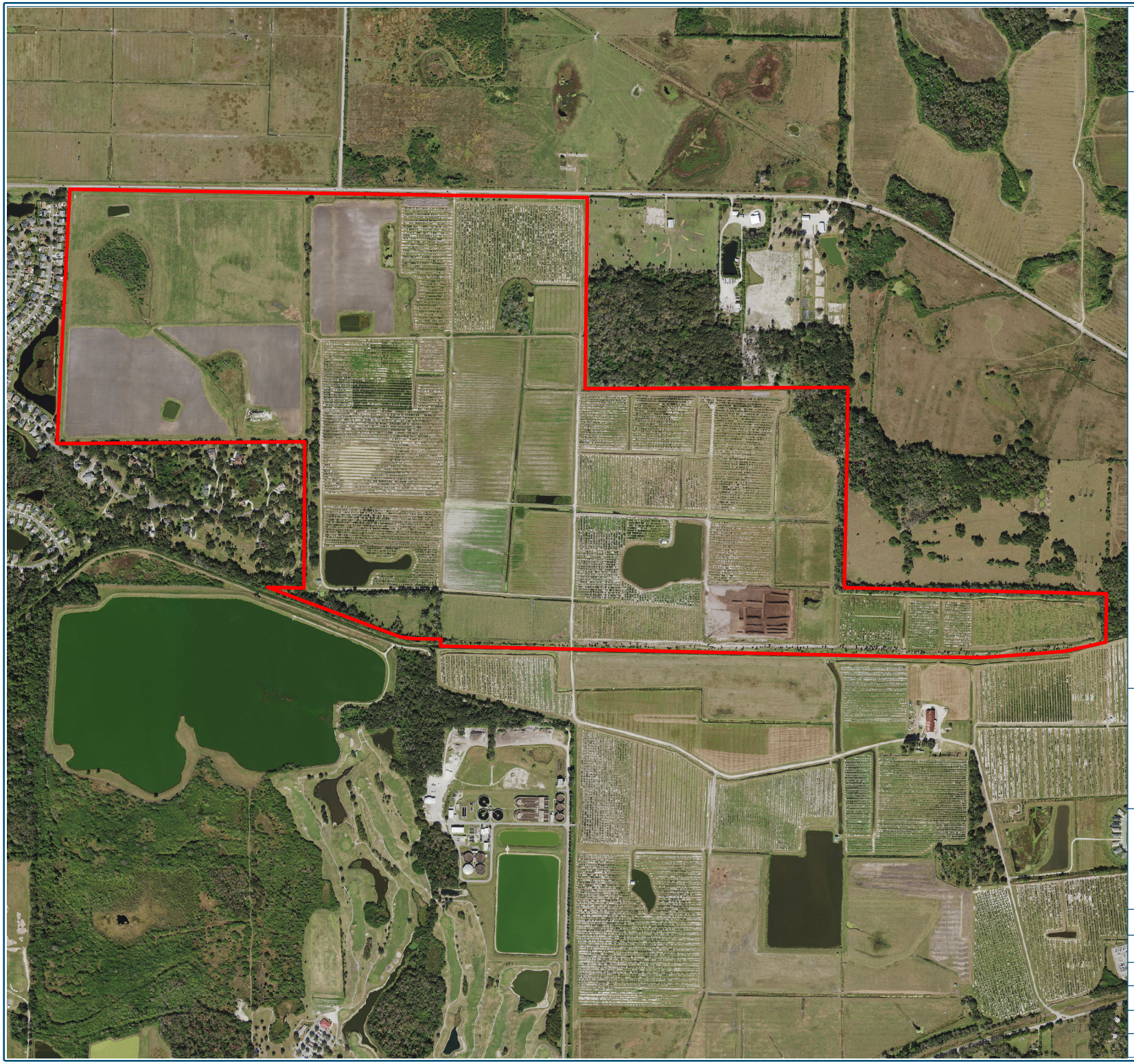
Exhibit 1. Regional Location Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Document Path: S:\~PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_Parrishlakes_Phase1_RegionalLocation.mxd

Exhibit 2. Aerial Location Map

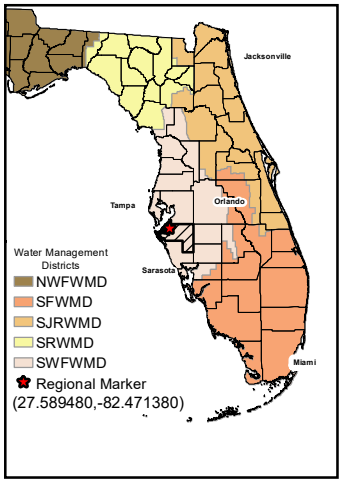


4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (603.98 ac.)

Exhibit 2: Aerial Location Map

County Map



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

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

N
W E
S

1 inch = 1,300 feet

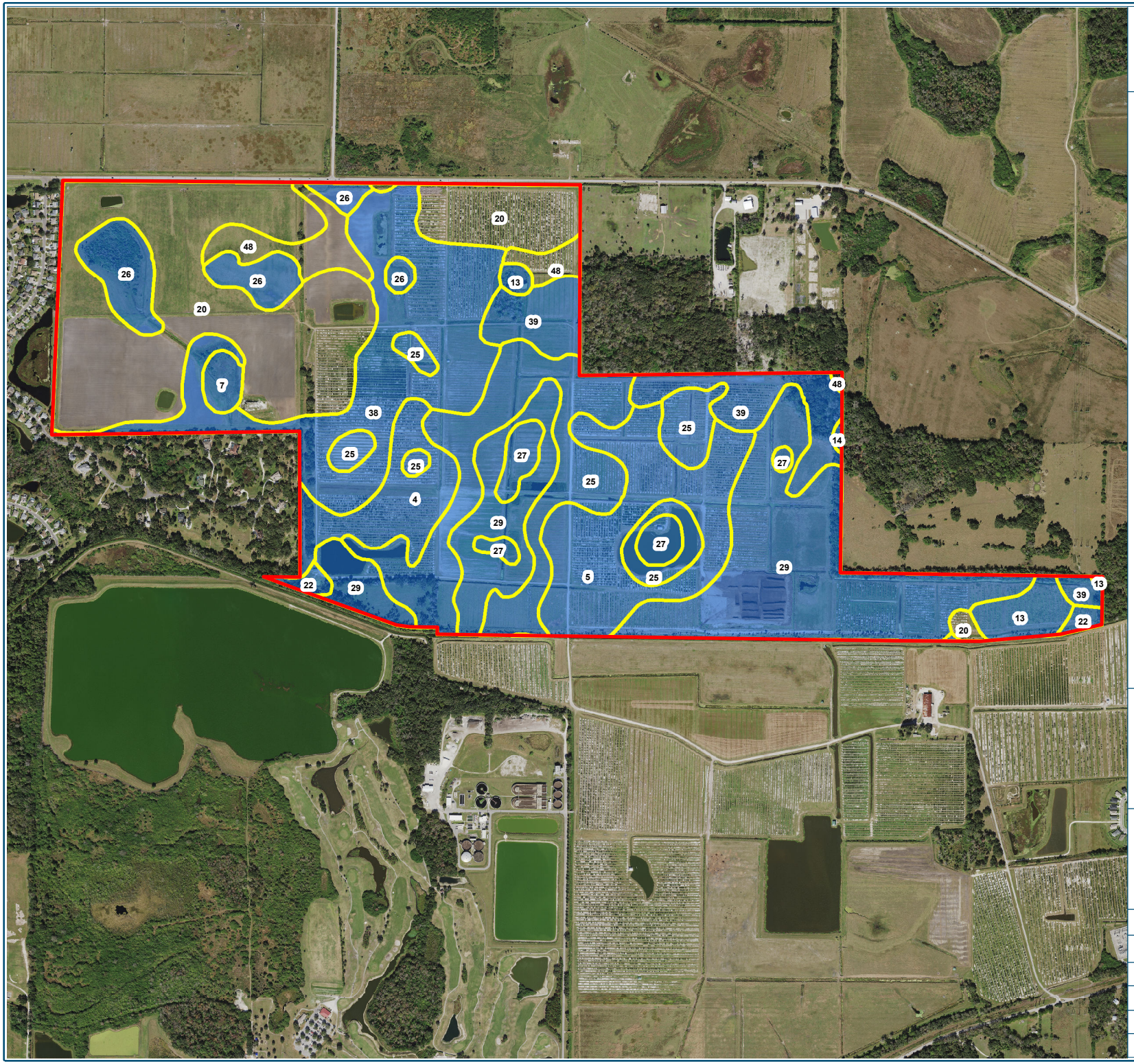
0 325 650 1,300 1,950 Feet

Project: Metro- Hawk- Parrish Lakes
Project Name: Parrish Lakes Phase 1
Manatee County, FL
File Name: 2020 Aerial Map
Original Date: 5/10/2021

GIS Operator: RJ	Job Number: 1963	Revision Date:

Document Path: S:\~PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_Parrishlakes_Phase1_2020AerialMap.mxd

Exhibit 3. Soil Survey Map

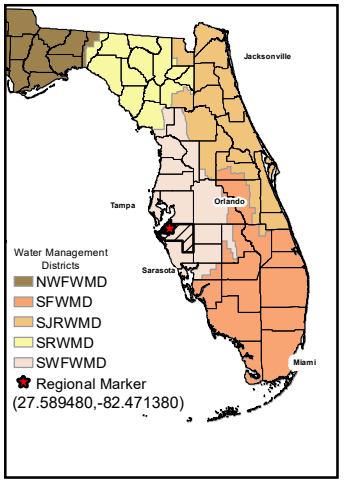


4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

Exhibit 3: Soil Survey Map

County Map



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

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

N
W E
S

1 inch = 1,300 feet

0 325 650 1,300 1,950 Feet

Project: Metro- Hawk- Parrish Lakes

Project Name: Parrish Lakes Phase 1

Manatee County, FL

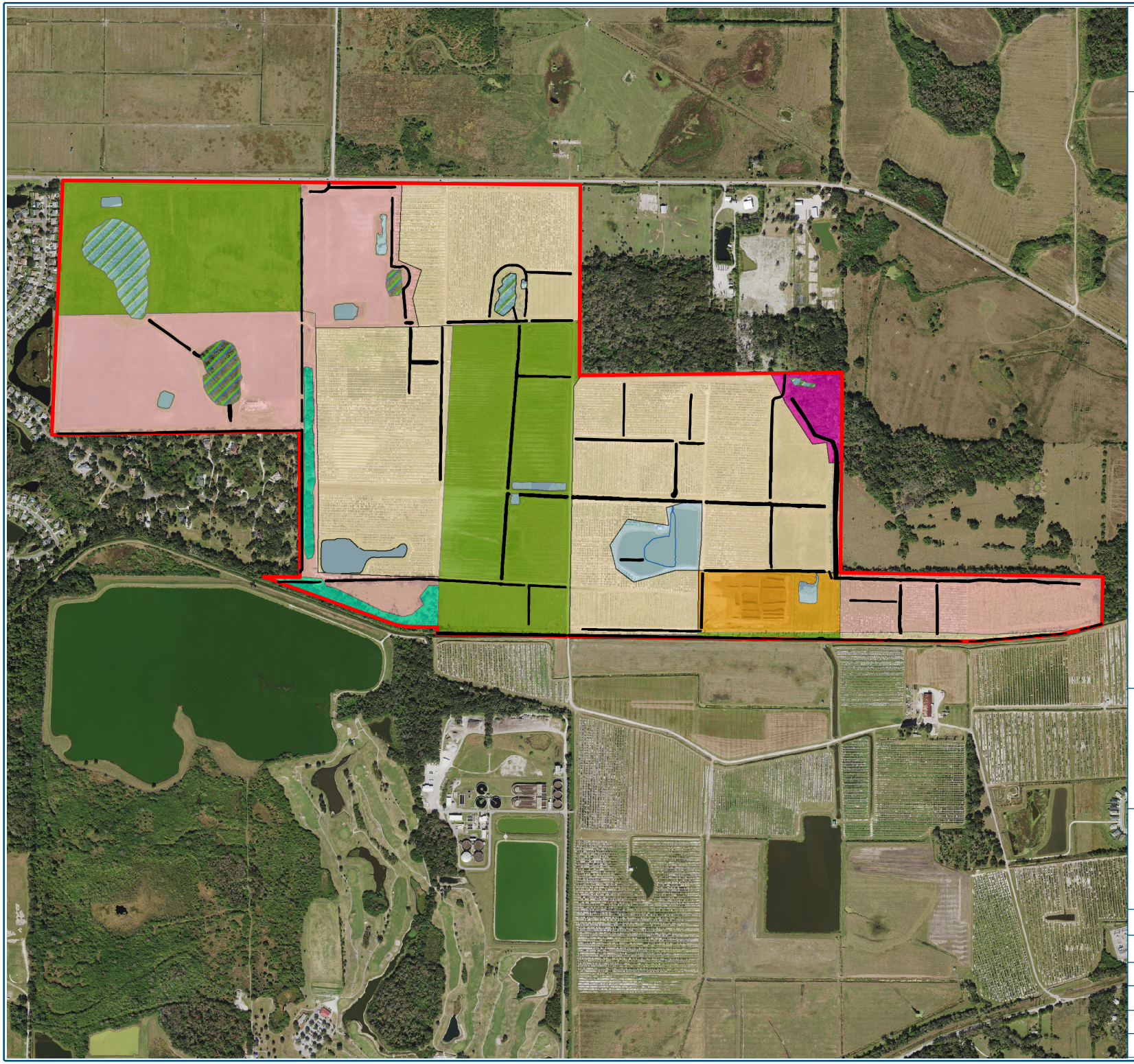
File Name: Soil Map

Original Date: 5/10/2021

GIS Operator: RJ	Job Number: 1963	Revision Date:

Document Path: S:\~PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_Parrishlakes_Phase1_SoilMap.mxd

Exhibit 4. FLUCCS Map

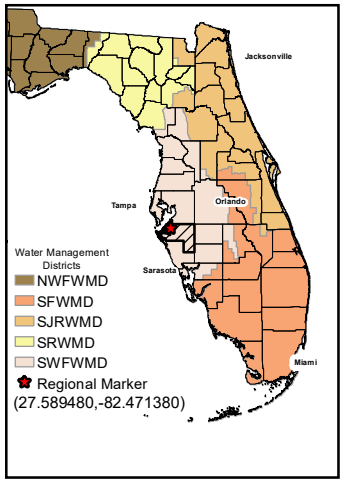


4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

Exhibit 4: FLUCCS Map

County Map



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

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

N
W E
S

1 inch = 1,300 feet

0 325 650 1,300 1,950 Feet

Project: Metro- Hawk- Parrish Lakes

Project Name: Parrish Lakes Phase 1

Manatee County, FL

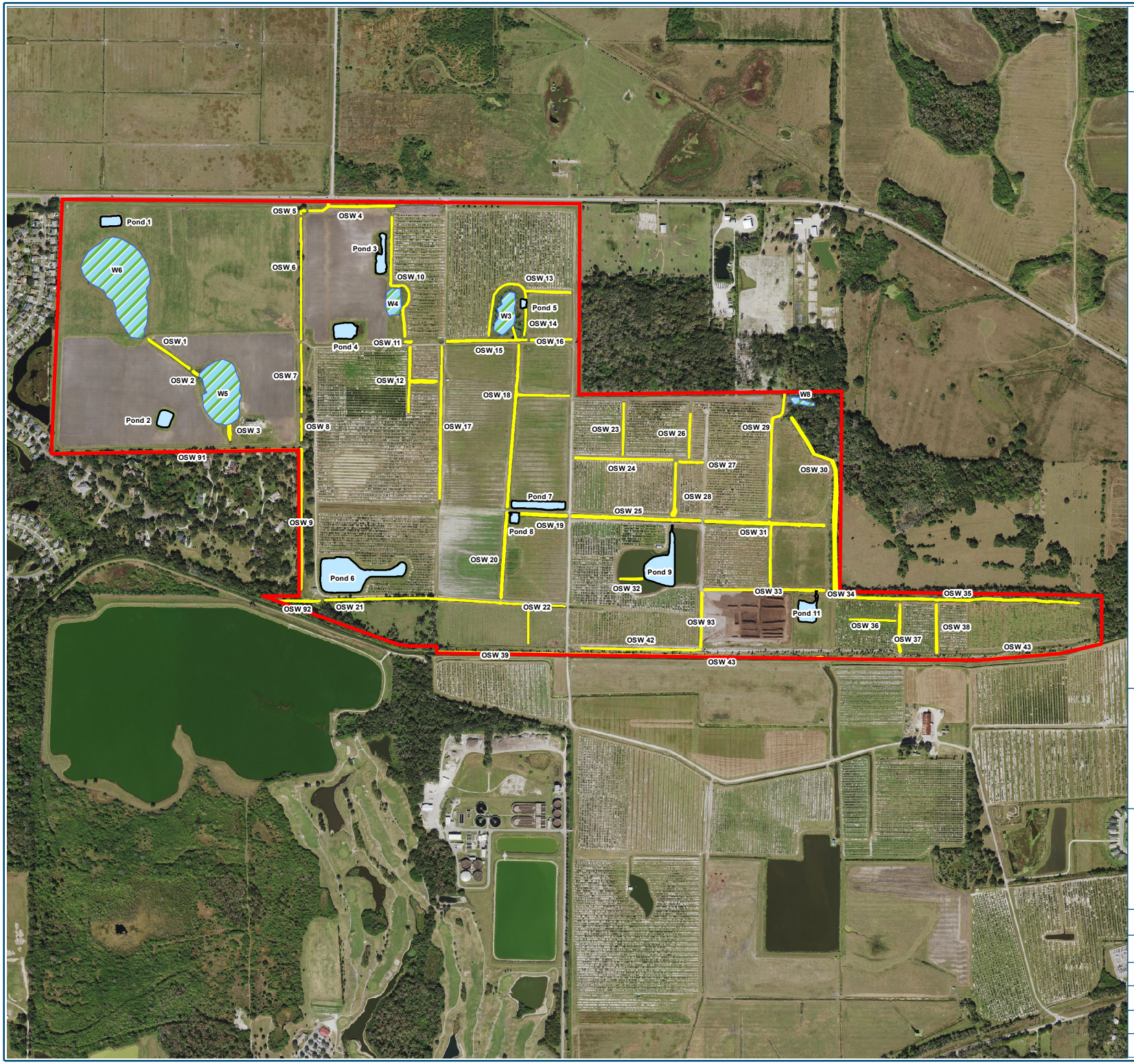
File Name: FLUCCS Map

Original Date: 5/10/2021

GIS Operator: RJ	Job Number: 1963	Revision Date:

Document Path: S:\~PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_Parrishlakes_Phase1_FLUCCS.mxd

Exhibit 5. 2018 SWFWMD Formal Wetland Determination

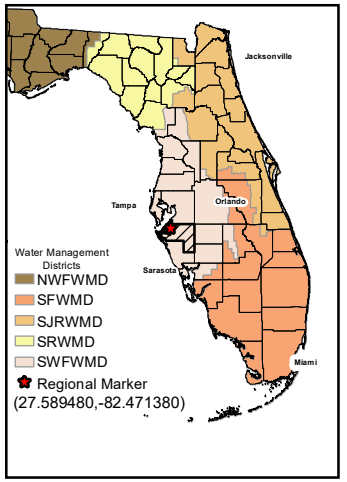


4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

Exhibit 5: 2018 SWFWMD Formal Wetland Determination

County Map



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

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

N
W E
S

1 inch = 1,300 feet

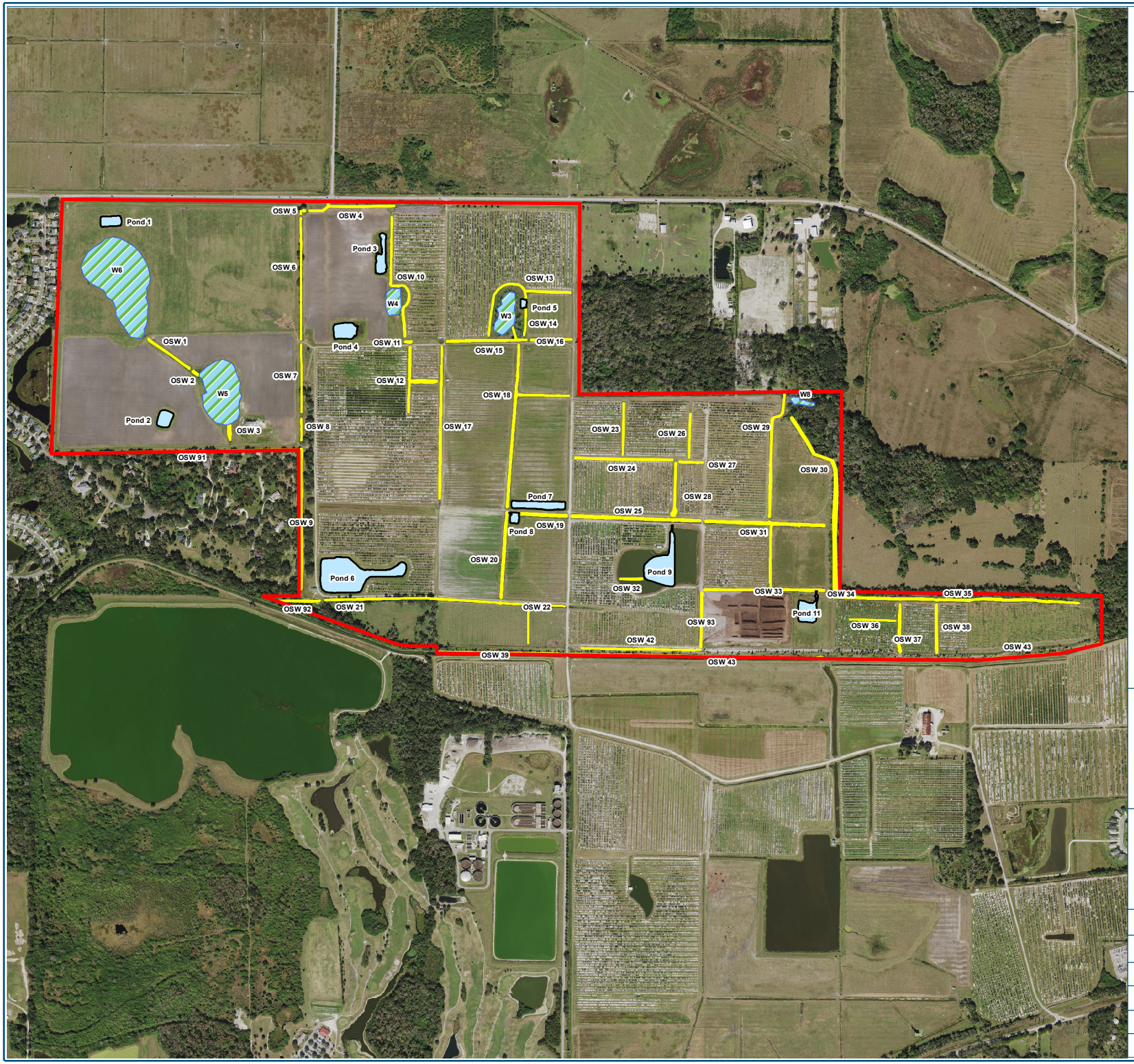
0 325 650 1,300 1,950 Feet

Project: Metro- Hawk- Parrish Lakes
Project Name: Parrish Lakes Phase 1
Manatee County, FL
File Name: Wetland Map
Original Date: 5/10/2021

GIS Operator: RJ	Job Number: 1963	Revision Date:

Document Path: S:\~PROJECT FILES\2136 -Metro-Parrish Lakes PH 1 Master Pl\ENVIRONMENTAL\GIS\MXD\2021_5_10_Parrishlakes_Phase1_WetlandMap.mxd

Exhibit 6. Phase 1 Wetlands and OSW



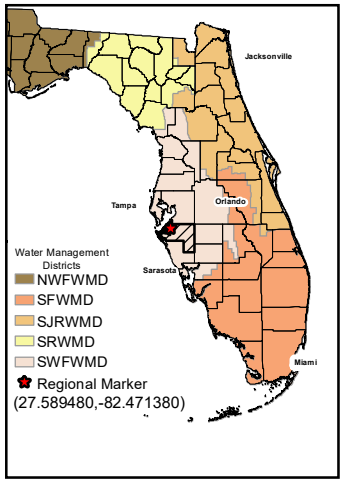
Document Path: S:\~PROJECT FILES\2136 -Metro-Parrish Lakes PH 1 Master P\ENVIRONMENTAL\GIS\MXD\2021_5_10_Parrishlakes_Phase1_WetlandMap.mxd

4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

Exhibit 6: Phase 1 Wetlands and OSW

County Map



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

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

N
W E
S

1 inch = 1,300 feet

0 325 650 1,300 1,950 Feet

Project: Metro- Hawk- Parrish Lakes
Project Name: Parrish Lakes Phase 1
Manatee County, FL
File Name: Wetland Map
Original Date: 5/10/2021

GIS Operator: RJ	Job Number: 1963	Revision Date:

Exhibit 7. Wildlife Survey Transects

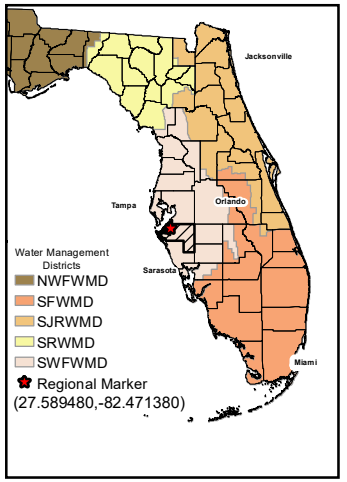
ID	Wildlife Observation	Latitude	Longitude
5	Bald eagle (Flew Southeast)	27.591551	-82.474595
6	Bald Eagle in Ditch (Flew South)	27.592466	-82.474590
7	Kestrel and Red-Shouldered Hawk	27.588944	-82.463206
11	Cavity (Cabbage palm, 15ft off the Ground)	27.595592	-82.467756
14	Bald Eagles in Flight (2)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

4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

Exhibit 7: Wildlife Survey Transects

County Map



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

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

N W E S

1 inch = 1,300 feet

0 325 650 1,300 1,950 Feet

Project: Metro- Hawk- Parrish Lakes

Project Name: Parrish Lakes Phase 1

Manatee County, FL

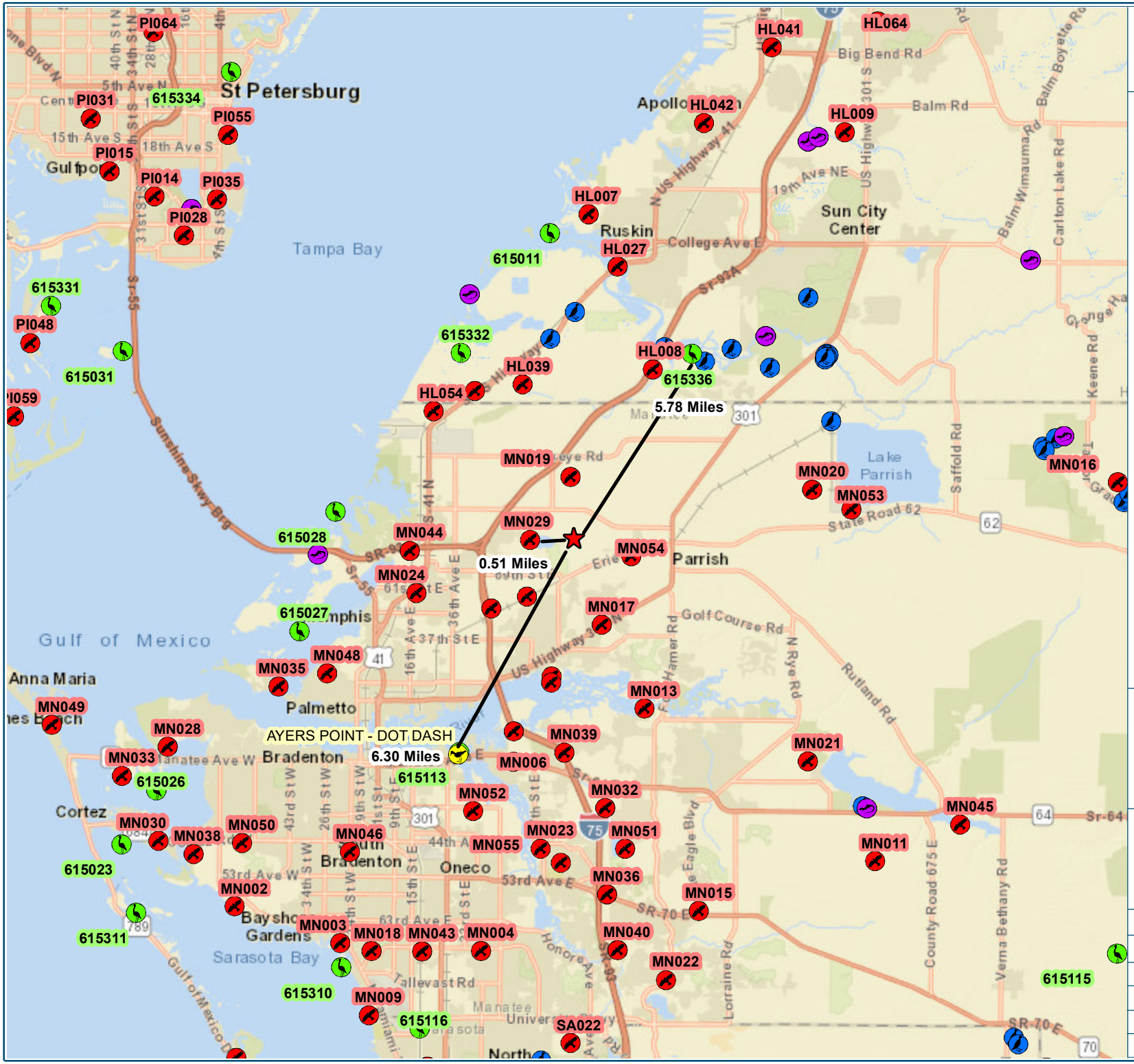
File Name: Listed Species Survey Map

Original Date: 5/10/2021

GIS Operator: RJ	Job Number: 1963	Revision Date:

Document Path: S:\~PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_Parrishlakes_Phase1_SurveyMap.mxd

Exhibit 8. Regional Wildlife Map

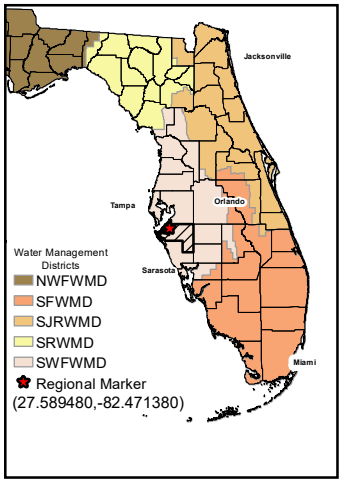


4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- Regional Marker
- Woodstork Nests
- Bald Eagle Nests
- Wading Bird Colonies
- Eastern Indigo Snake
- Scrub Jay

Exhibit 8: Regional Wildlife Map

County Map



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

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

N W E S

1 inch = 20,000 feet

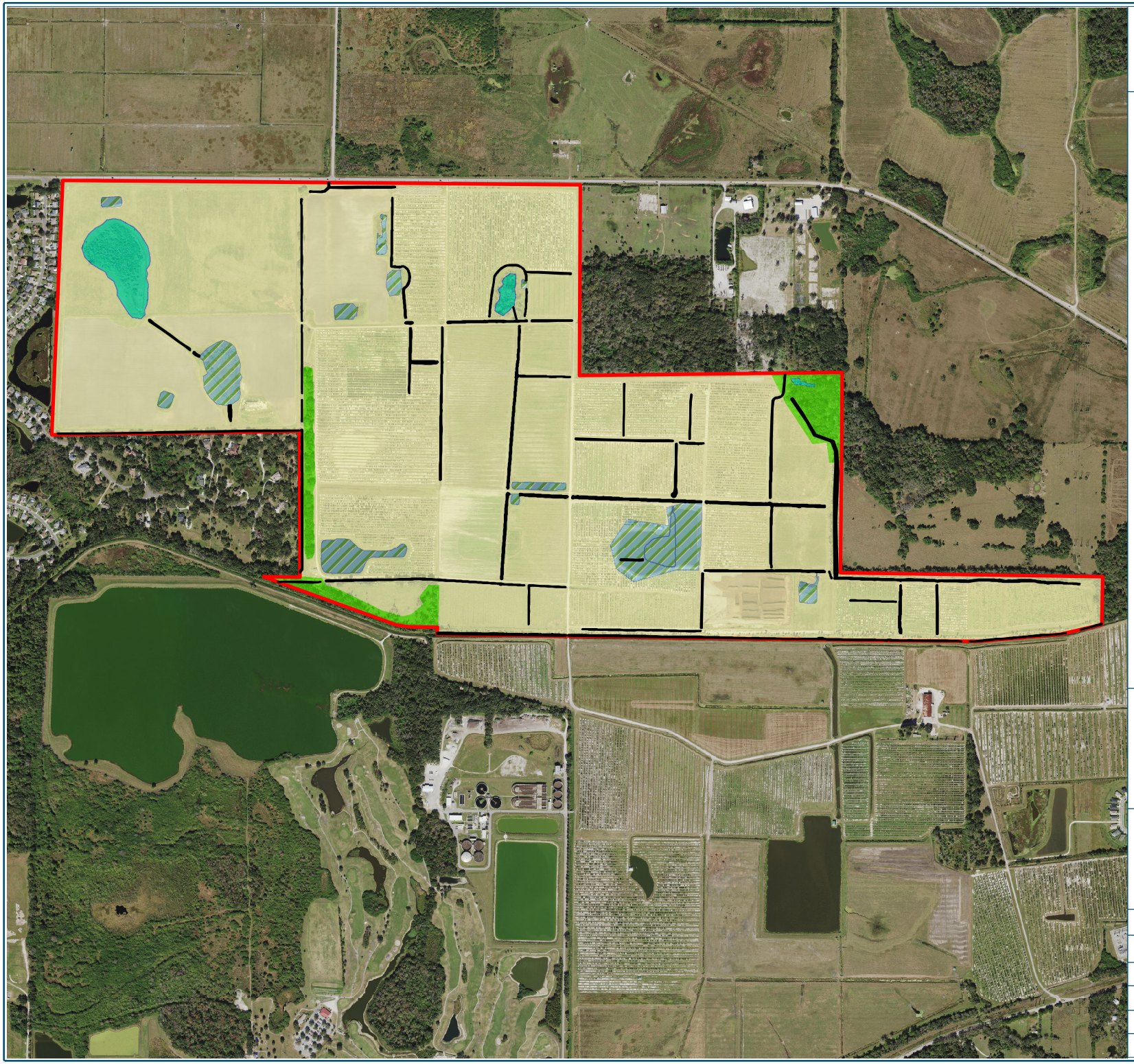
0 5,000 10,000 20,000 30,000 Feet

Project: Metro- Hawk- Parrish Lakes
Project Name: Parrish Lakes Phase 1
Manatee County, FL
File Name: Regional Wildlife Map
Original Date: 5/10/2021

GIS Operator:	Job Number:	Revision Date:
RJ	1963	

Document Path: S:\~PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_Parrishlakes_Phase1_RegionalSpecies.mxd

Exhibit 9. Potential Wildlife Habitat Map

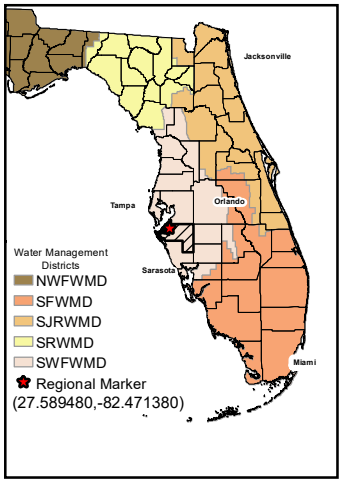


4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

Exhibit 9: Potential Wildlife Habitat Map

County Map



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

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

N W E S

1 inch = 1,300 feet

0 325 650 1,300 1,950 Feet

Project: Metro- Hawk- Parrish Lakes
Project Name: Parrish Lakes Phase 1
Manatee County, FL
File Name: Potential Habitat Map
Original Date: 5/10/2021

GIS Operator: RJ	Job Number: 1963	Revision Date:

Document Path: S:\~PROJECT FILES\1963 - Metro - Hawk - Parrish Lakes\ENVIRONMENTAL\GIS\MXD\Phase1_2021\2021_5_10_Parrishlakes_Phase1_POTHAB.mxd

Appendix A

WRA Engineering

General Wildlife Survey Methodology (19-01)

MEMORANDUM

Date: December 5, 2019

From: WRA Environmental Department

Subject: General Wildlife Survey Methodology (19-01)

Memorandum:

Introduction

The following methodology is implemented by WRA staff to identify whether a project site may be utilized by federal or state listed plant or wildlife species. The methodology is based on a review of pertinent, peer reviewed methods which includes: Modified Meandering Transect Methodology (Lee County)[1]; Florida Monitoring Program: Transect Method for Surveying for Birds[2]; Florida Monitoring Program: Point Count Method to Survey Birds[3] ; Screech Owl 101[4] ; and the Standardized North American Marsh Bird Survey Protocol[5] . The methodology will result in a recommendation of whether follow up species surveys will be required, either: an updated species-specific survey immediately prior to construction (Pre-Construction Survey) or a species-specific survey prior to/during permitting.

Equipment

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

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

Preparation

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

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

[1] https://www.leegov.com/dcd/Documents/ES/protspec/ESSM.pdf
[2] https://edis.ifas.ufl.edu/uw164
[3] https://edis.ifas.ufl.edu/uw140
[4] http://www.naturephotographers.net/pm0101-1.html
[5] https://ecos.fws.gov/ServCat/DownloadFile/45214?Reference=44474

- Potential Wildlife Habitat

The purpose of these maps is for the field biologists to identify the type of habitats they should expect to encounter. Once the field biologists understand the types of habitat they may encounter, all field biologists should review the FNAI Species Tracker[6] (specific to County) for wildlife and plants that have been known to occur in the Project's County. The field biologist should use this list to identify listed species that occur in the County and review the habitat requirements for each listed species. Listed species are defined as those plants or wildlife specifically protected by state or federal Endangered Species Acts. The field biologist should then determine where on-site habitat types have the potential to support each species. Additionally, the field biologist should review available resources (i.e. USF Atlas of Florida Plants[7]) to aid in the identification of listed plants.

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

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

Field Methods

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

Transect Component

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

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

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

Point Counts

[6] https://www.fnai.org/trackinglist.cfm
[7] https://florida.plantatlas.usf.edu/

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

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

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

Data Collection

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

Reporting

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

Appendix B

Listed Species Occurrences

Manatee County

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

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

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

Appendix C

Parrish Lakes

UMAM Forms

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

Site/Project Name	Application Number	Assessment Area Name or Number
Parrish Lakes Planned Mixed Use Development Phase 1		Pond 6

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
641		Impact	3.88

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)
Manatee River	None	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

This is an isolated pond with no connection to surface waters or wetlands.

Assessment area description

The Pond is located within existing orange grove agriculture. The overall parcel size is 21.09 acres with the pond taking 3.88 acres.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Surrounding land use is agricultural Orange grove (FLUCCS 221)	Not unique.

Functions	Mitigation for previous permit/other historic use
Currently functions as an irrigation source.	N/A

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Pond is surrounded by active agricultural fields. Flying species can be expected to access this more often than land species or fish. Possible use by amphibians, but agricultural pesticide use would have adverse effect on amphibians.	Wading birds, Wood stork, Florida sandhill crane. No regular use. Possible use as foraging habitat. No nesting habitat for listed species presented.

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Duck and other small waterfowl.

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Paul Looney	6/16/2021

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

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

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

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

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

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

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

Delta = [with-current]
0.2

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

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

Form 62-345.300(2) [effective date 02-04-2004]
Incorporated by reference in paragraph 62-345.300(3)(b), F.A.C.

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

Site/Project Name	Application Number	Assessment Area Name or Number
Parrish Lakes Planned Mixed Use Development Phase 1		Pond 9

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
641		Impact	2.08 ac.

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)
Manatee River	None	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

This is an isolated pond with no connection to surface waters or wetlands.

Assessment area description

The Pond is located within existing orange grove agriculture. The overall parcel of agjacent orange groves size is 35.9 acres with the pond recognized in the FWD taking 2.08 acres. The pond was expanded after SWFWMD FWD. Based on agreement with SWFWMD, mitigation will only be required for the original pond size.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Surrounding land use is agricultural Orange grove (FLUCCS 221)	Not unique.

Functions	Mitigation for previous permit/other historic use
Currently functions as an irrigation source.	N/A

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Pond is surrounded by active agricultural fields. Flying species can be expected to access this more often than land species or fish. Possible use by amphibians, but agricultural pesticide use would have adverse effect on amphibians.	Wading birds, Wood stork, Florida sandhill crane. No regular use. Possible use as foraging habitat. No nesting habitat for listed species presented.

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Duck and other small waterfowl.

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Paul Looney	6/16/2021

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

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

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

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

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

Delta = [with-current]
0.2

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

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

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

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

Environmental Considerations Report

Parrish Lakes Phase II

Manatee County, Florida

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

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

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



January 2023

Table of Contents

PROJECT DESCRIPTION 1

ENVIRONMENTAL CONSIDERATIONS 1

Soils 1

Land Use 1

FISH, WILDLIFE, LISTED SPECIES AND THEIR HABITAT 7

Eastern Indigo Snake 8

Gopher Tortoise 9

Bald Eagle 9

Southeastern American Kestrel 9

Florida Sandhill Crane 10

Wood Stork 10

Florida Scrub Jay 11

Crested Caracara 11

Wading birds 11

Listed Shorebirds 12

Listed Plants 12

Species Observed 12

WETLAND IMPACTS 13

MITIGATION 14

ELIMINATION AND REDUCTION OF IMPACTS 14

SECONDARY AND CUMULATIVE IMPACTS 14

Secondary Impacts 14

Cumulative Impacts 15

WATER QUALITY 15

PUBLIC INTEREST CRITERIA 15

Health, Safety and Welfare 15

Conservation of Fish and Wildlife 15

Navigation/Flow of Water 15

Temporary or Permanent in Nature 16

Historical and/or Archaeological Resources.....16

Current Condition and Relative Value of Functions.....16

List of Tables

Table 1. Project Soils. 1
Table 2. Species Action Determination. 8
Table 3. Wetland Impact Summary 13

Exhibits:

Exhibit 1. Regional Location Map
Exhibit 2. Aerial Location Map
Exhibit 3. Soils Map
Exhibit 4. FLUCCS Map
Exhibit 5. Wetland Map
Exhibit 6. Regional Wildlife Map
Exhibit 7. Potential Wildlife Habitat Map
Exhibit 8. Bald Eagles Nest Map

Contributors:

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

PROJECT DESCRIPTION

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

ENVIRONMENTAL CONSIDERATIONS

Soils

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

Table 1. Project Soils.

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

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

Land Use

Vegetation and Community Types

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

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

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

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

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

Uplands

110 – Residential – Low Density (6.60 ac.)

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

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

211 – Improved Pasture (160.75 ac.)

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

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

221 – Citrus Groves (323.62 ac.)

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

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

423 – Oak-Pine-Hickory (17.57 ac.)

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

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

Wetlands (Exhibit 5. Wetland Map)

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

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

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

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

hyacinth in places of still water.

- OSW-50 (0.25 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-51 (0.21 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-52 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-53 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-54 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-55 (0.38 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project, and is associated with Pond 13. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-56 (0.05 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-57 (0.04 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-58 (0.04 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-59 (0.36 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-60 (0.05 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-61 (0.07 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-62 (0.03 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-63 (0.65 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-64 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-65 (0.08 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-66 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the

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

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

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

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

<u>530 – Reservoirs (23.85 ac.)</u>

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

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

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

630 – Wetland Forested Mixed (3.39 ac.)

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

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

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

FISH, WILDLIFE, LISTED SPECIES AND THEIR HABITAT

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

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

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

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

Table 2. Species Action Determination

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

Eastern Indigo Snake

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

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

A_1 – Project is not located in open water or salt marsh

B_1 – Permit will be conditioned for use of the Service's most current guidance for *Standard Protection Measures for Eastern indigo Snake* during site preparation and construction.

C_1 – There are no gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities.

D_2 – The project will impact more than 25 acres of xeric habitat supporting less than 25 active or inactive gopher tortoise burrows.

E_1 – Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than Gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an indigo snake, no work will commence until the snake has vacated the vicinity of the proposed work.

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

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

Gopher Tortoise

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

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

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

Bald Eagle

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

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

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

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

Southeastern American Kestrel

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

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

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

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

Florida Sandhill Crane

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

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

Wood Stork

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

- Ayers Point – Dot Dash

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

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

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

A_2 – Project is more than 2,500 feet from a colony site

B_1 – Project does not impact SFH

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

Florida Scrub Jay

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

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

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

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

1. Ten to 50 percent of the oak scrub made up of bare sand or sparse herbaceous vegetation;

2. Greater than 50 percent of the shrub layer made up of scrub oaks;

3. A mosaic of oak scrubs that occur in optimal height (4 to 6 feet) and shorter;

4. Less than 15 percent canopy cover; and

5. Greater than 984 feet from a forest

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

Crested Caracara

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

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

Wading birds

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

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

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

Listed Shorebirds

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

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

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

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

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

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

Listed Plants

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

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

Species Observed

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

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

WETLAND IMPACTS

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

Table 3. Wetland Impact Summary.

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

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

MITIGATION

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

ELIMINATION AND REDUCTION OF IMPACTS

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

SECONDARY AND CUMULATIVE IMPACTS

Secondary Impacts

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

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

Cumulative Impacts

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

WATER QUALITY

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

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

PUBLIC INTEREST CRITERIA

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

Health, Safety and Welfare

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

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

Conservation of Fish and Wildlife

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

Navigation/Flow of Water

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

Fishing, Recreational and Marine Productivity

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

Temporary or Permanent in Nature

The proposed Project will be permanent in nature.

Historical and/or Archaeological Resources

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

Current Condition and Relative Value of Functions

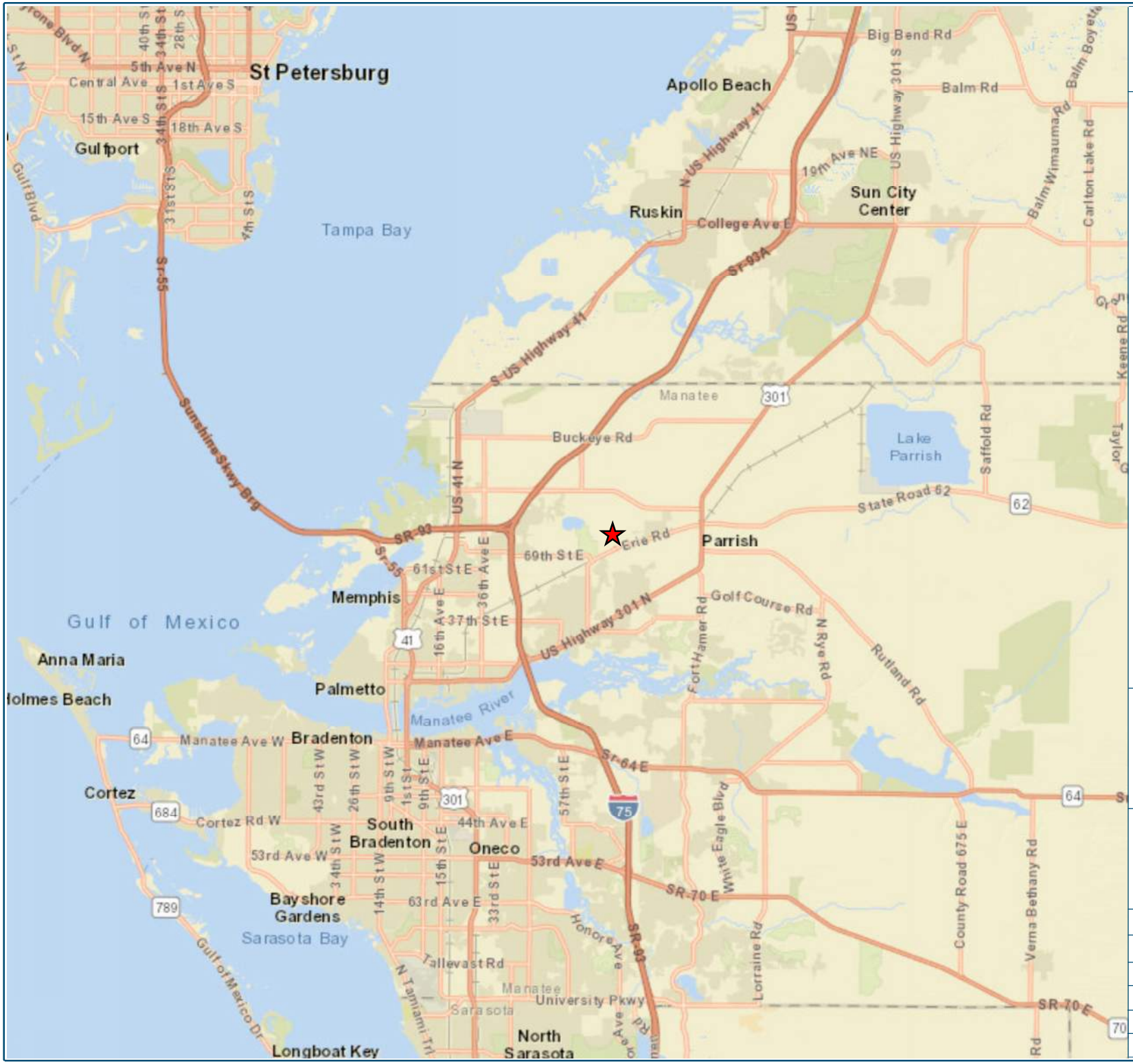
The proposed Project is not anticipated to adversely affect the current condition and/or relative value of functions currently being provided by the on-site wetland systems. The flow of water will be maintained throughout the construction of the Project. In addition, storm water runoff from the project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

Attachment A – Listed Species Occurrences – Manatee County, Florida			
Summary table of those federal and state listed species known to be present in Manatee County, Florida as documented by the USFWS and FFWCC. Code Key: E = Endangered, T = Threatened, C – Candidate, P = Proposed, SE – State-designated Endangered, ST – State Designated Threatened. FT – Federally-designated Threatened, FE – Federally-designated Endangered, SSC= Species of Special Concern, S/A = Similar in Appearance, N = Not currently listed.			
Plants			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Acrostichum aureum	Golden leather fern	--	ST
Andropogon arctatus	Pinewoods bluestem	--	ST
Bonamia grandiflora	Florida bonamia	--	SE
Calopogon multiflorus	Many-flowered grass-pink	--	ST
Chrysopsis floridana	Florida goldenaster	--	SE
Cladonia perforata	Perforate reindeer lichen	--	SE
Eragrostis pectinacea var. tracyi	Sanibel lovegrass	--	SE
Glandularia tampensis	Tampa vervain	--	SE
Lechea cernua	Nodding pinweed	--	ST
Lechea divaricata	Pine pinweed	--	SE
Lythrum flagellare	Lowland loosestrife	--	SE
Matelea floridana	Florida spiny-pod	--	SE
Nolina brittoniana	Britton's beargrass	--	SE
Pteroglossaspis ecristata	Giant orchid	--	ST
Rhynchospora megaplumosa	Large-plumed beaksedge	--	SE
Thelypteris serrata	Toothed maiden fern	--	SE
Tillandsia flexuosa	Banded wild-pine	--	ST
Triphora amazonica	Broad-leaved nodding-caps	--	SE
Zephyranthes simpsonii	Redmargin zephyrlily	--	ST
Amphibians			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Reptiles			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Alligator mississippiensis	American Alligator	T (S/A)	FT(S/A)
Drymarchon couperi	Eastern Indigo Snake	T	FT
Gopherus polyphemus	Gopher Tortoise	C	ST
Birds			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Antigone canadensis pratensis	Florida Sandhill Crane	--	ST
Aphelocoma coerulescens	Florida Scrub-Jay	T	FT
Athene cunicularia floridana	Florida Burrowing Owl	--	ST
Caracara cheriway	Crested Caracara	T	FT
Charadrius melodus	Piping Plover	T	FT

Charadrius nivosus	Snowy Plover	N	ST
Egretta caerulea	Little Blue Heron	--	ST
Egretta rufescens	Reddish Egret	--	ST
Egretta tricolor	Tricolored Heron	--	ST
Haematopus palliatus	American Oystercatcher	--	ST
Mycteria americana	Wood Stork	T	FT
Platalea ajaja	Roseate Spoonbill	--	ST
Rynchops niger	Black Skimmer	--	ST
Sternula antillarum	Least Tern	N	ST

Data source: URL: https://www.fnai.org/species-communities/tracking-main & https://ecos.fws.gov/ecp/
*Last modified in April 2022.

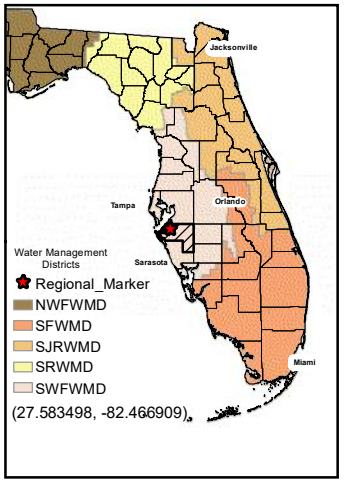
Exhibit 1 – Regional Location Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

★ Regional Marker

County Map



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

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

N W E S

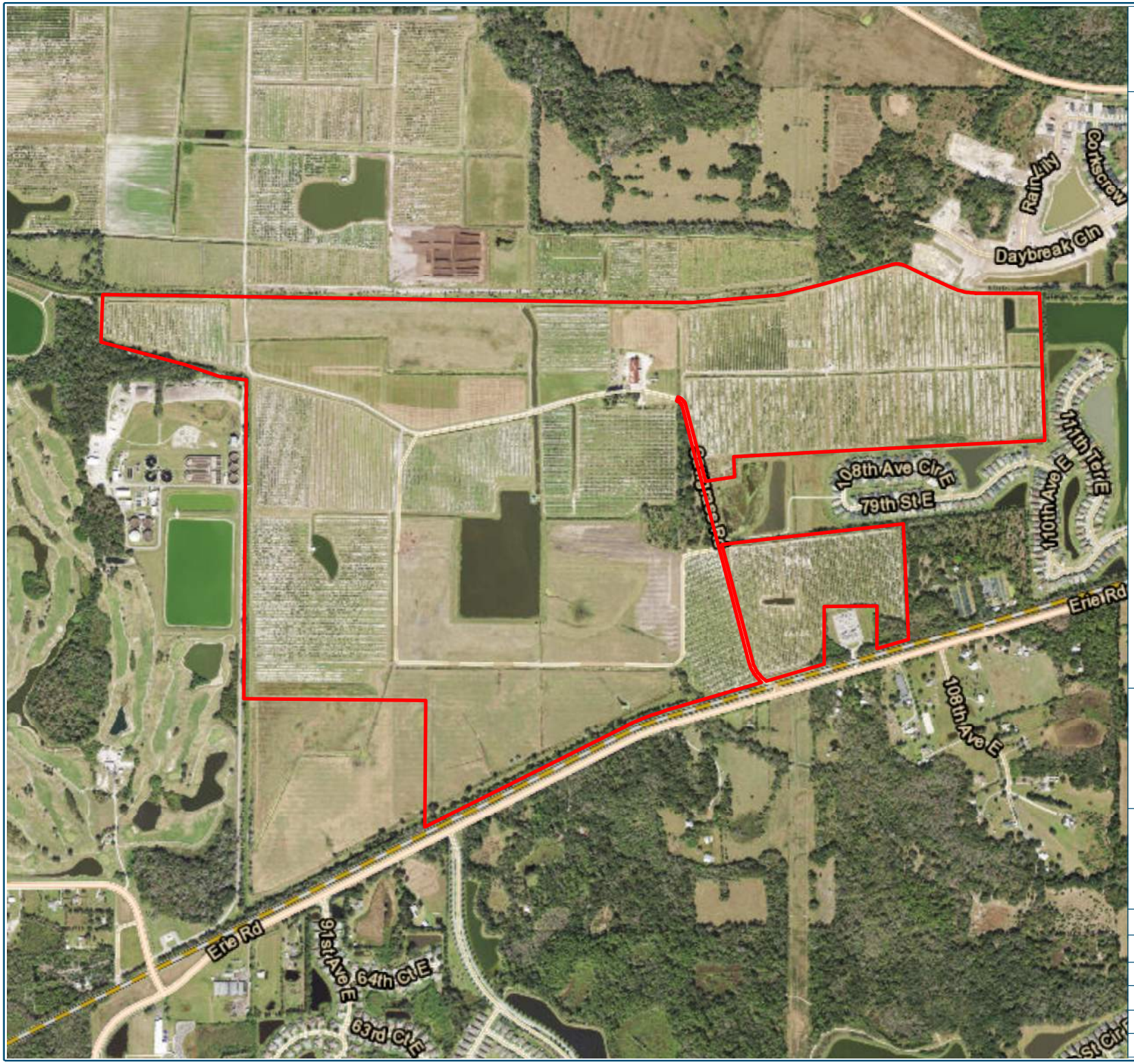
1 inch = 20,000 feet

0 4,875 9,750 19,500 29,250 Feet

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

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Regional_Location.mxd

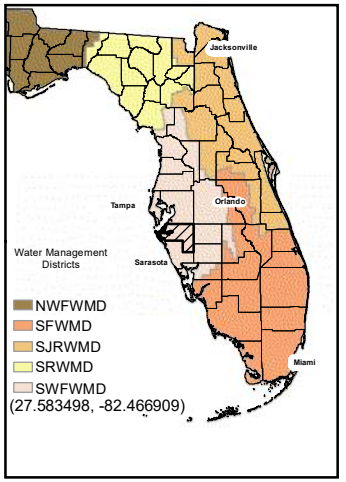
Exhibit 2 – Aerial Location Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (550.00 ac.)

County Map



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

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

N
W E
S

1 inch = 1,200 feet

0 295 590 1,180 1,770 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Aerial Map

Original Date: 8/31/2022

GIS Operator: LS	Job Number: 2314	Revision Date:

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Aerial.mxd

Exhibit 3 – Soils Map

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

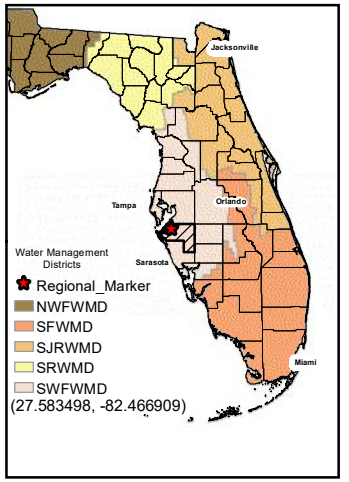
4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (550.00 ac.)

SSURGO USDA Soil
Non-Hydric Soil
- 20 ; EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes (153.08 ac.)
- 22 ; Felda fine sand, 0 to 2 percent slopes (37.37 ac.)
- 48 ; Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes (42.73 ac.)

SSURGO USDA Soil
Hydric Soil
- 4 ; Bradenton fine sand, 0 to 2 percent slopes (80.91 ac.)
- 5 ; Bradenton fine sand, limestone substratum (20.51 ac.)
- 7 ; Canova, Anclote, and Okeelanta soils (2.88 ac.)
- 13 ; Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes (58.84 ac.)
- 14 ; Chobee variant sandy clay loam (1.63 ac.)
- 16 ; Delray complex (14.05 ac.)
- 25 ; Floridana fine sand, 0 to 2 percent slopes (56.44 ac.)
- 26 ; Floridana-Immokalee-Okeelanta association (22.53 ac.)
- 29 ; Manatee mucky loamy fine sand (55.43 ac.)
- 38 ; Palmetto sand (3.65 ac.)

County Map



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

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

N
W E
S

1 inch = 1,100 feet

0 375 750 1,500 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

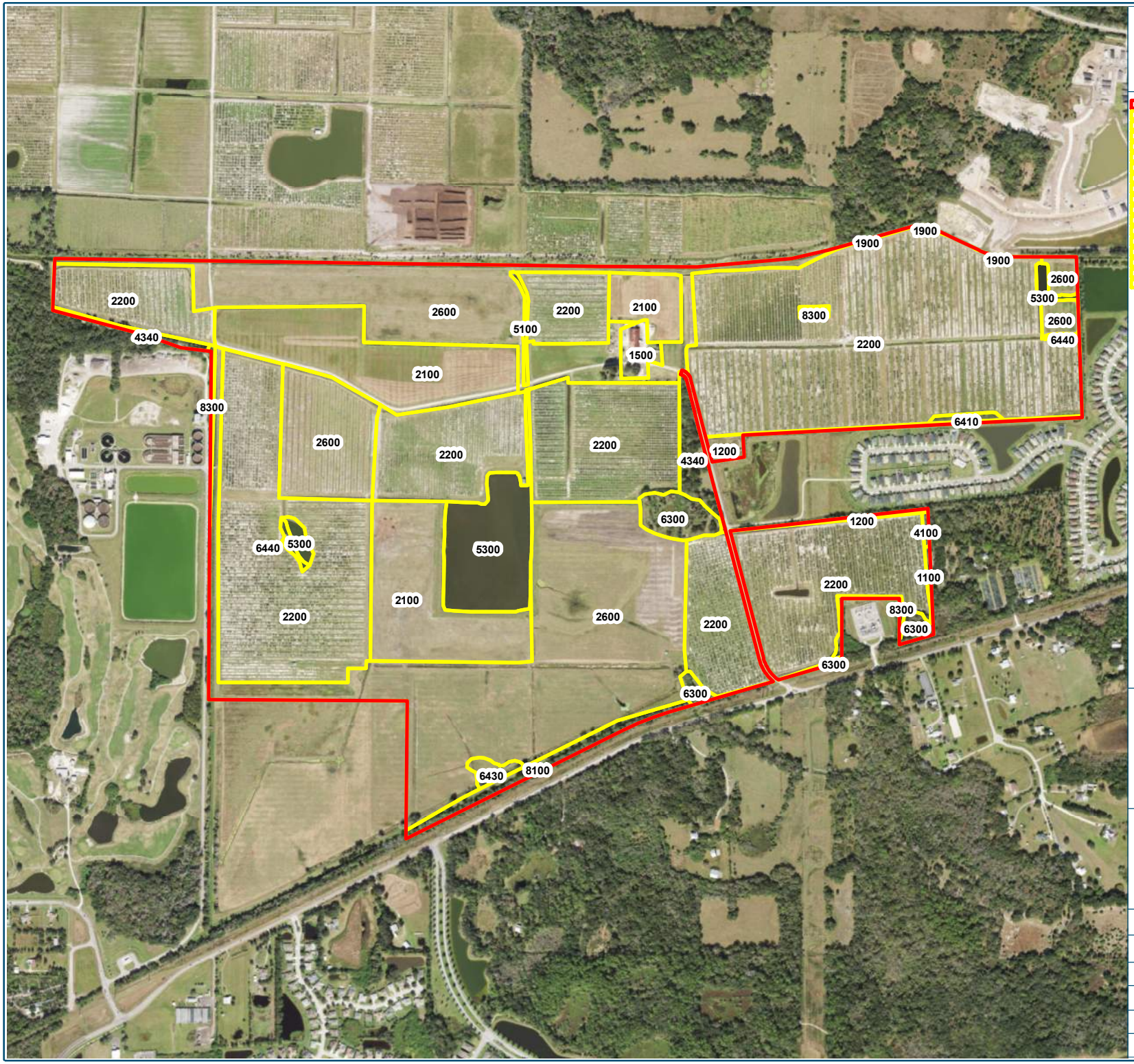
File Name: USDA Soil Map

Original Date: 8/31/2022

GIS Operator:	Job Number:	Revision Date:
LS	2314	10/13/2022

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Soil.mxd

Exhibit 4 – FLUCCS Map



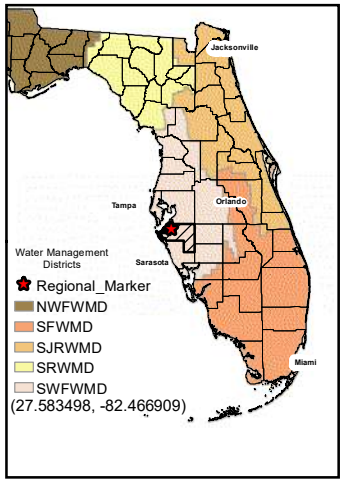
4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com

Engineering ~ Environmental Science~ Water Resource~Survey

Water Resource Associates, LLC.

- Project Boundary (513.74 ac.)
- 1100, RESIDENTIAL LOW DENSITY < 2 DWELLING UNITS PER ACRE (0.39 ac.)
- 1200, RESIDENTIAL MED DENSITY 2 TO 5 DWELLING UNITS PER ACRE (2.93 ac.)
- 1500, INDUSTRIAL (2.79 ac.)
- 1900, OPEN LAND (0.22 ac.)
- 2100, CROPLAND AND PASTURELAND (61.87 ac.)
- 2200, TREE CROPS (277.80 ac.)
- 2600, OTHER OPEN LANDS (160.23 ac.)
- 4100, UPLAND CONIFEROUS FOREST (0.30 ac.)
- 4340, UPLAND HARDWOOD - CONIFEROUS MIX (5.89 ac.)
- 5100, STREAMS AND WATERWAYS (0.73 ac.)
- 5300, RESERVOIRS (19.47 ac.)
- 6300, WETLAND FORESTED MIXED (7.12 ac.)
- 6410, FRESHWATER MARSHES (0.83 ac.)
- 6430, WET PRAIRIES (1.43 ac.)
- 6440, EMERGENT AQUATIC VEGETATION (0.82 ac.)
- 8100, TRANSPORTATION (5.23 ac.)
- 8300, UTILITIES (1.97 ac.)

County Map



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

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

N
W E
S

1 inch = 1,100 feet

0 400 800 1,600 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

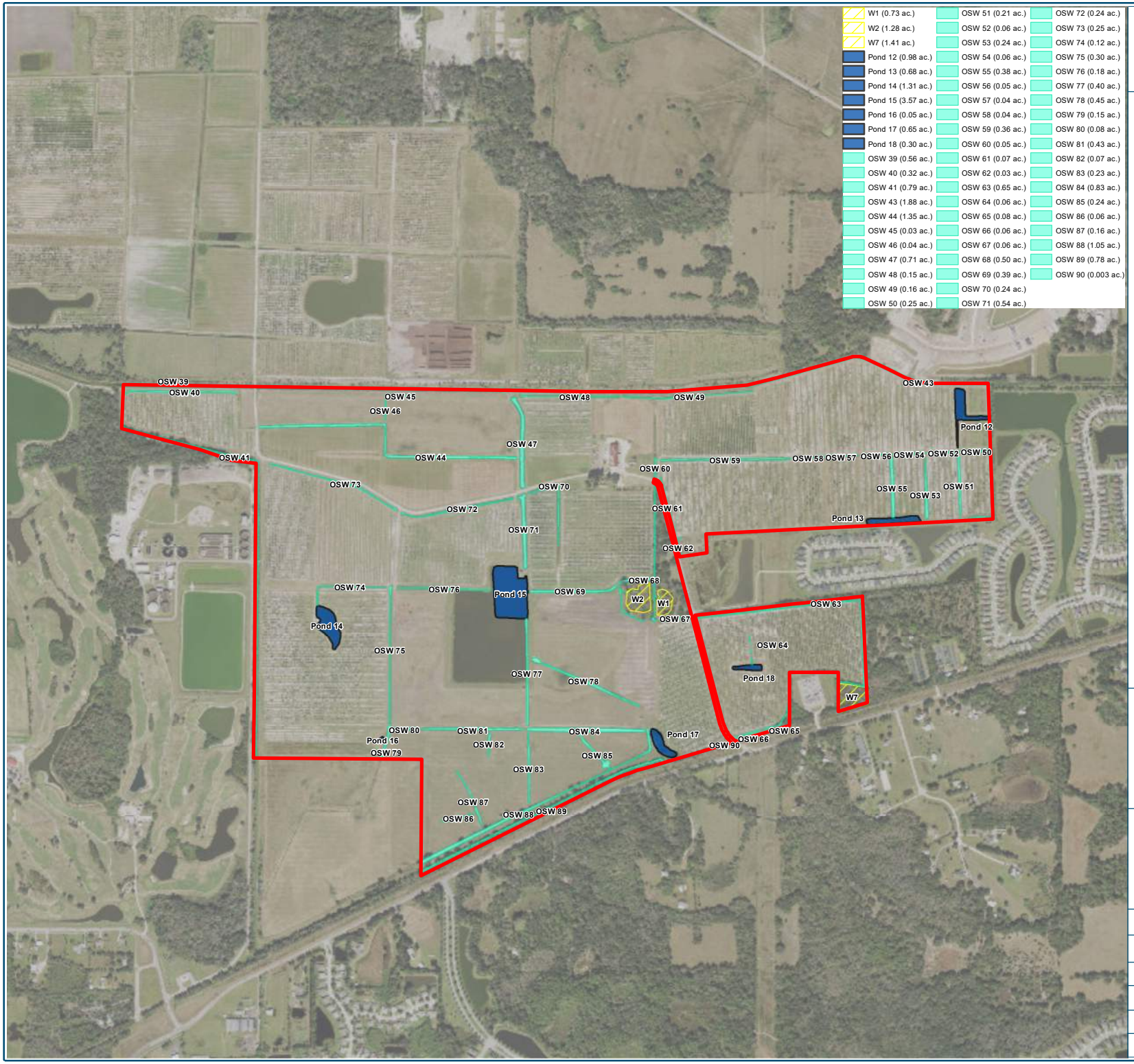
File Name: SWFWMD FLUCCS Map

Original Date: 8/31/2022

GIS Operator:	Job Number:	Revision Date:
LS	2314	

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_FLUCCS.mxd

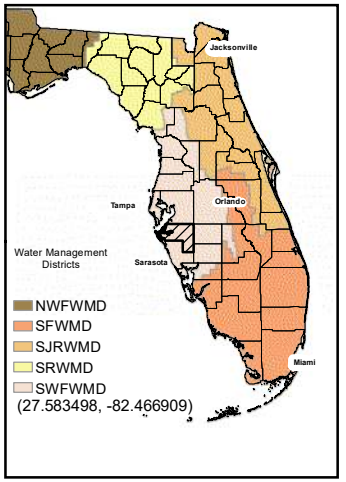
Exhibit 5 – Wetland Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (550.00 ac.)

County Map



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

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

N W E S

1 inch = 1,300 feet

0 375 750 1,500 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

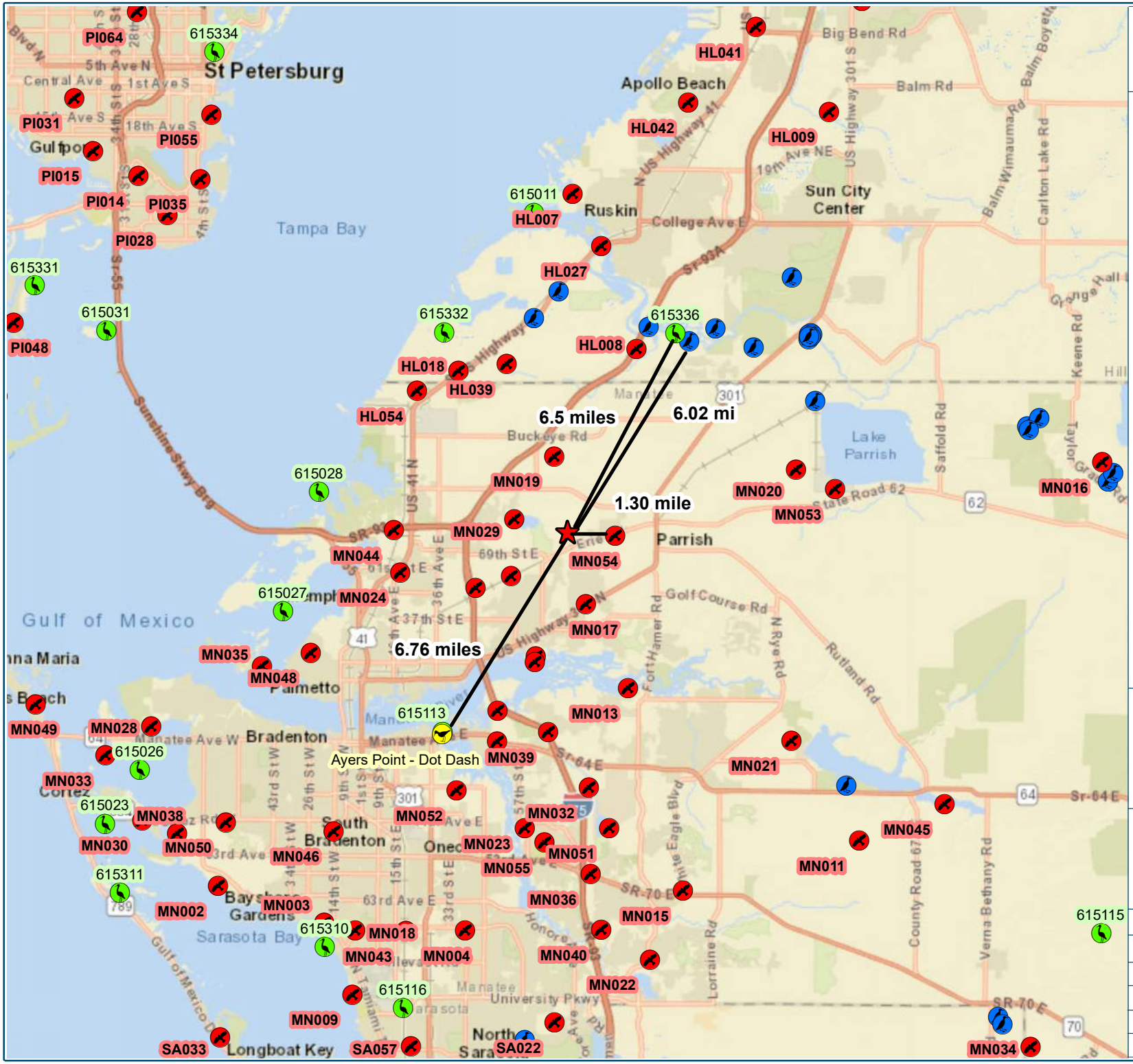
File Name: Wetland Map

Original Date: 10/13/2022

GIS Operator: LS	Job Number: 2314	Revision Date:

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_10_13_ParrishPhase2_Wetland Map.mxd

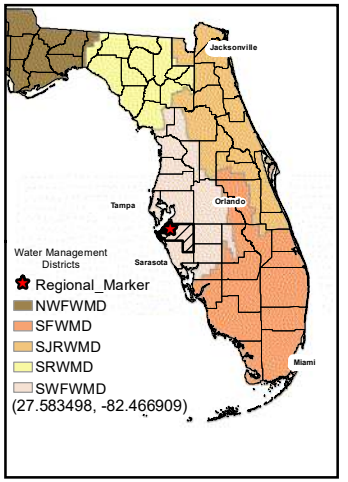
Exhibit 6 – Regional Wildlife Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

County Map



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

Notes:
Street background obtained from ESRI basemaps.
All species layers were obtained from FWC&USFWS.
Project lies within USFWS consultation areas for:
Florida Scrub Jay, Woodstork Foraging, and crested caracara
Core Woodstork foraging area: Ayers Point - Dot Dash
Wading Bird Colony: 615113
Eagle Nest: MN 054 Last Surveyed: 2016
Scrub-jay (6.02 mi) 9/30/2010

N W E S

1 inch = 20,000 feet

0 4,950 9,900 19,800 29,700 Feet

Client: Metro

Project Name: Parrish Lakes PH 2

Manatee County, FL

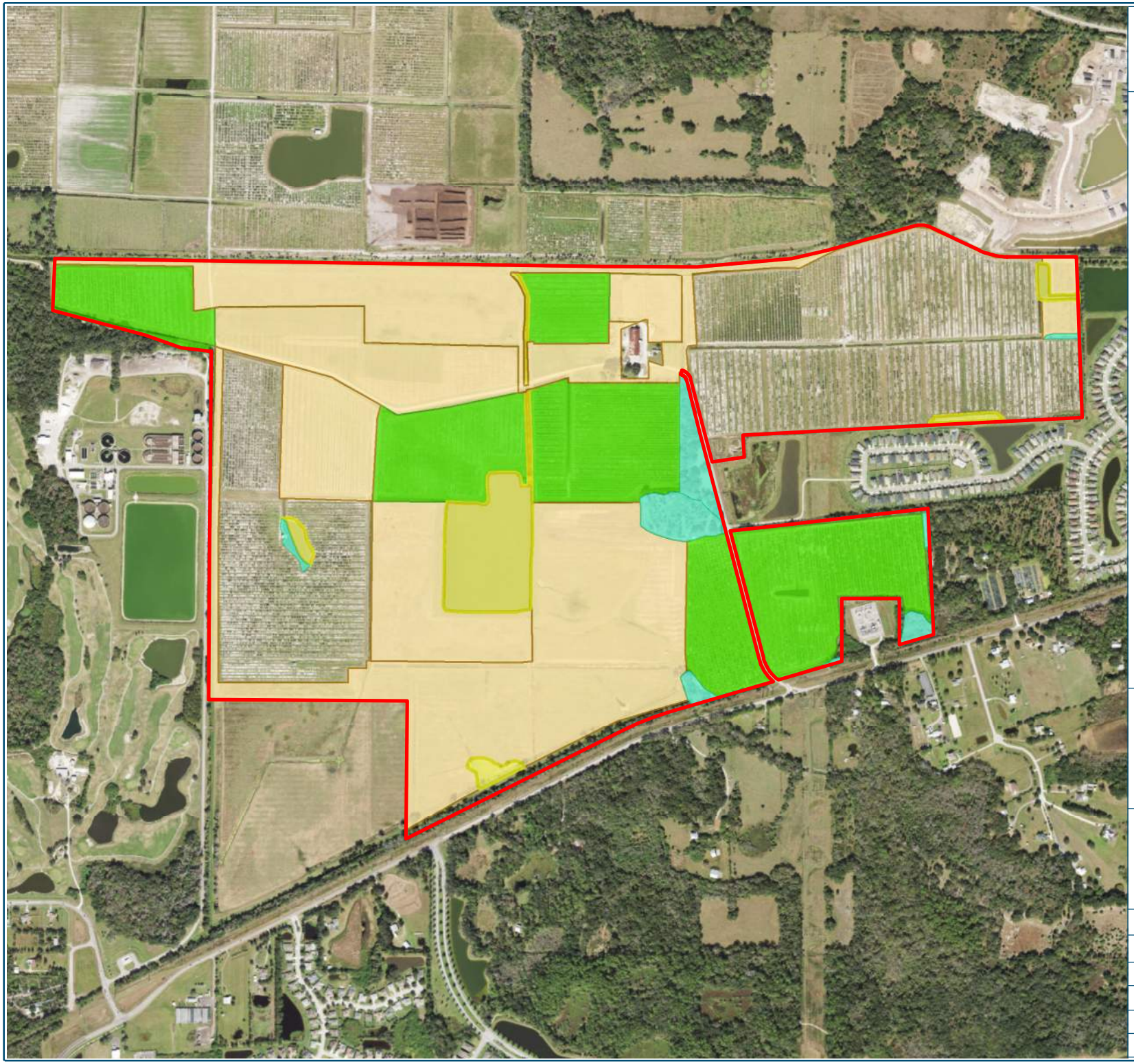
File Name: Regional Wildlife Map

Original Date: 8/31/2022

GIS Operator:	Job Number:	Revision Date:
LS	2314	

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Regional_Wildlife.mxd

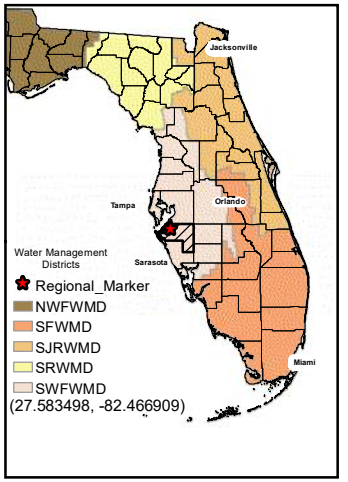
Exhibit 7 – Potential Wildlife Habitat Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

County Map



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

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

N
W E
S

1 inch = 1,100 feet

0 400 800 1,600 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Potential Habitat Map

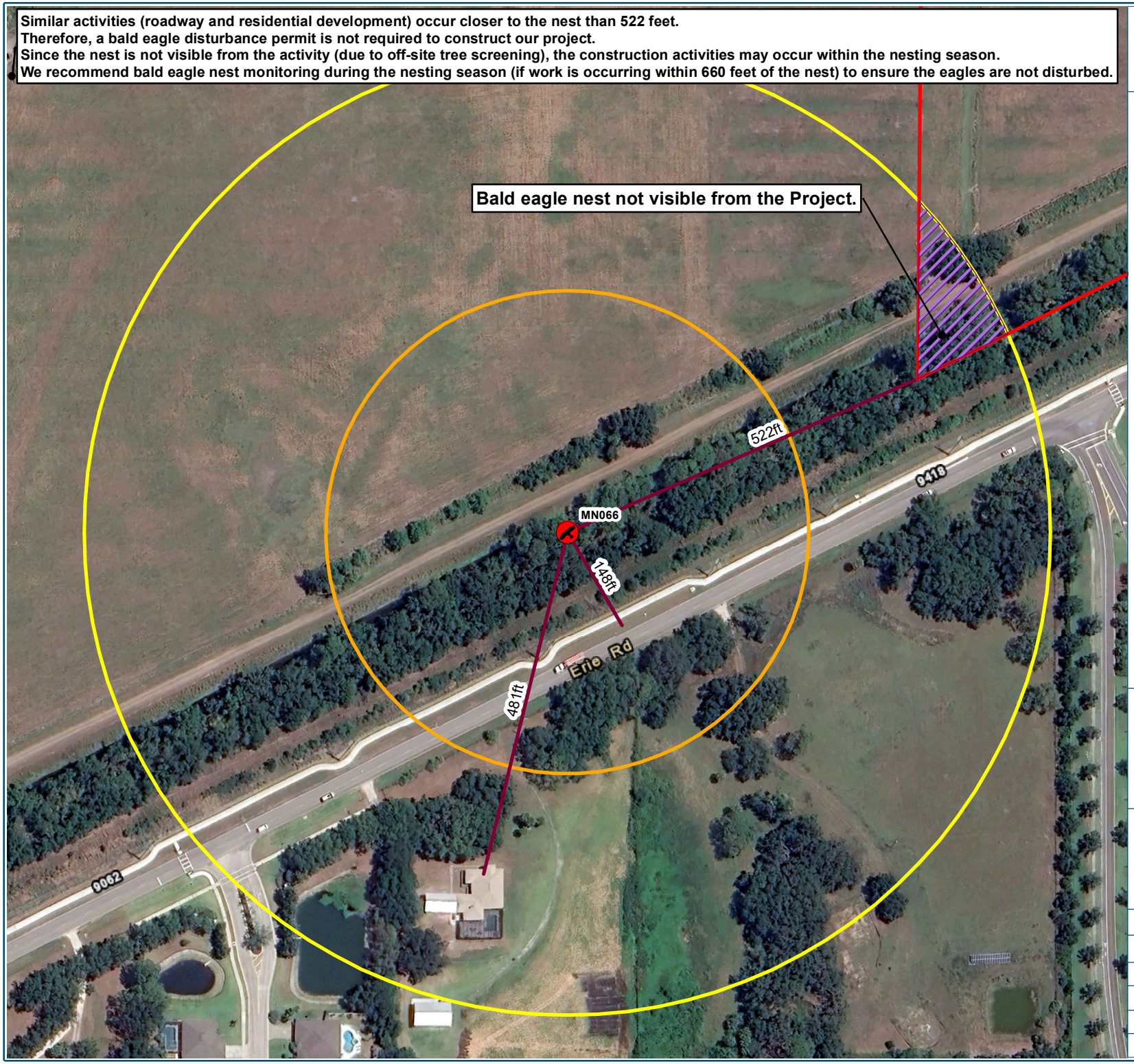
Original Date: 10/13/2022

GIS Operator: LS	Job Number: 2314	Revision Date:

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_PotHab.mxd

Exhibit 8 – Bald Eagles Nest Map

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



WRA
4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (551.75 ac.)

Bald Eagle Nest

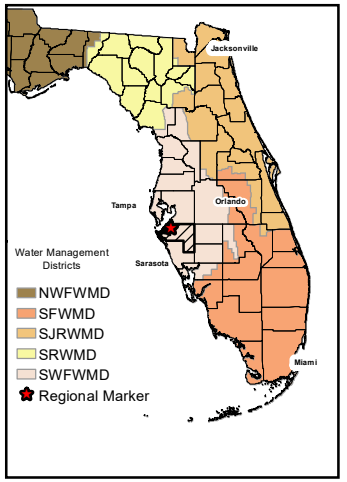
MN066

330ft Buffer

660ft Buffer

Construction activities allowed during the nesting season (0.37 ac)

County Map



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

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

N W E S

1 inch = 180 feet

0 65 130 260 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Eagle Nest Map

Original Date: 10/14/2022

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

Document Path: S:\~PROJECT FILES\2344 - Parrish Lakes - Phase 2 Enviro\ENVIRONMENTAL\GIS\MXD\OCT 2022 Submittal\2023_4_13_NewEagleNest.mxd

Environmental Considerations Report

Parrish Lakes Phase II

Manatee County, Florida

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

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

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



January 2023

Table of Contents

PROJECT DESCRIPTION 1

ENVIRONMENTAL CONSIDERATIONS 1

Soils 1

Land Use 1

FISH, WILDLIFE, LISTED SPECIES AND THEIR HABITAT 7

Eastern Indigo Snake 8

Gopher Tortoise 9

Bald Eagle 9

Southeastern American Kestrel 9

Florida Sandhill Crane 10

Wood Stork 10

Florida Scrub Jay 11

Crested Caracara 11

Wading birds 11

Listed Shorebirds 12

Listed Plants 12

Species Observed 12

WETLAND IMPACTS 13

MITIGATION 14

ELIMINATION AND REDUCTION OF IMPACTS 14

SECONDARY AND CUMULATIVE IMPACTS 14

Secondary Impacts 14

Cumulative Impacts 15

WATER QUALITY 15

PUBLIC INTEREST CRITERIA 15

Health, Safety and Welfare 15

Conservation of Fish and Wildlife 15

Navigation/Flow of Water 15

Temporary or Permanent in Nature 16

Historical and/or Archaeological Resources.....16

Current Condition and Relative Value of Functions.....16

List of Tables

Table 1. Project Soils. 1
Table 2. Species Action Determination. 8
Table 3. Wetland Impact Summary 13

Exhibits:

Exhibit 1. Regional Location Map
Exhibit 2. Aerial Location Map
Exhibit 3. Soils Map
Exhibit 4. FLUCCS Map
Exhibit 5. Wetland Map
Exhibit 6. Regional Wildlife Map
Exhibit 7. Potential Wildlife Habitat Map
Exhibit 8. Bald Eagles Nest Map

Contributors:

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

PROJECT DESCRIPTION

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

ENVIRONMENTAL CONSIDERATIONS

Soils

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

Table 1. Project Soils.

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

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

Land Use

Vegetation and Community Types

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

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

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

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

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

Uplands

110 – Residential – Low Density (6.60 ac.)

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

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

211 – Improved Pasture (160.75 ac.)

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

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

221 – Citrus Groves (323.62 ac.)

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

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

423 – Oak-Pine-Hickory (17.57 ac.)

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

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

Wetlands (Exhibit 5. Wetland Map)

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

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

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

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

hyacinth in places of still water.

- OSW-50 (0.25 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-51 (0.21 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-52 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-53 (0.24 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-54 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-55 (0.38 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project, and is associated with Pond 13. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-56 (0.05 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-57 (0.04 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-58 (0.04 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-59 (0.36 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-60 (0.05 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-61 (0.07 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-62 (0.03 ac.) – This system is an upland-cut irrigation ditch located in the northeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-63 (0.65 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-64 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-65 (0.08 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the Project. Dominant vegetation along the banks includes cogon grass, smutgrass, and various pasture grasses. Vegetation within the ditch is sparse and is primarily duckweed and water hyacinth in places of still water.
- OSW-66 (0.06 ac.) – This system is an upland-cut irrigation ditch located in the southeast portion of the

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

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

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

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

<u>530 – Reservoirs (23.85 ac.)</u>

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

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

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

630 – Wetland Forested Mixed (3.39 ac.)

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

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

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

FISH, WILDLIFE, LISTED SPECIES AND THEIR HABITAT

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

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

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

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

Table 2. Species Action Determination

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

Eastern Indigo Snake

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

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

A_1 – Project is not located in open water or salt marsh

B_1 – Permit will be conditioned for use of the Service's most current guidance for *Standard Protection Measures for Eastern indigo Snake* during site preparation and construction.

C_1 – There are no gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities.

D_2 – The project will impact more than 25 acres of xeric habitat supporting less than 25 active or inactive gopher tortoise burrows.

E_1 – Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than Gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an indigo snake, no work will commence until the snake has vacated the vicinity of the proposed work.

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

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

Gopher Tortoise

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

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

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

Bald Eagle

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

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

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

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

Southeastern American Kestrel

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

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

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

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

Florida Sandhill Crane

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

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

Wood Stork

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

- Ayers Point – Dot Dash

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

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

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

A_2 – Project is more than 2,500 feet from a colony site

B_1 – Project does not impact SFH

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

Florida Scrub Jay

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

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

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

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

1. Ten to 50 percent of the oak scrub made up of bare sand or sparse herbaceous vegetation;

2. Greater than 50 percent of the shrub layer made up of scrub oaks;

3. A mosaic of oak scrubs that occur in optimal height (4 to 6 feet) and shorter;

4. Less than 15 percent canopy cover; and

5. Greater than 984 feet from a forest

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

Crested Caracara

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

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

Wading birds

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

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

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

Listed Shorebirds

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

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

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

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

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

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

Listed Plants

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

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

Species Observed

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

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

WETLAND IMPACTS

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

Table 3. Wetland Impact Summary.

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

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

MITIGATION

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

ELIMINATION AND REDUCTION OF IMPACTS

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

SECONDARY AND CUMULATIVE IMPACTS

Secondary Impacts

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

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

Cumulative Impacts

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

WATER QUALITY

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

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

PUBLIC INTEREST CRITERIA

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

Health, Safety and Welfare

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

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

Conservation of Fish and Wildlife

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

Navigation/Flow of Water

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

Fishing, Recreational and Marine Productivity

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

Temporary or Permanent in Nature

The proposed Project will be permanent in nature.

Historical and/or Archaeological Resources

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

Current Condition and Relative Value of Functions

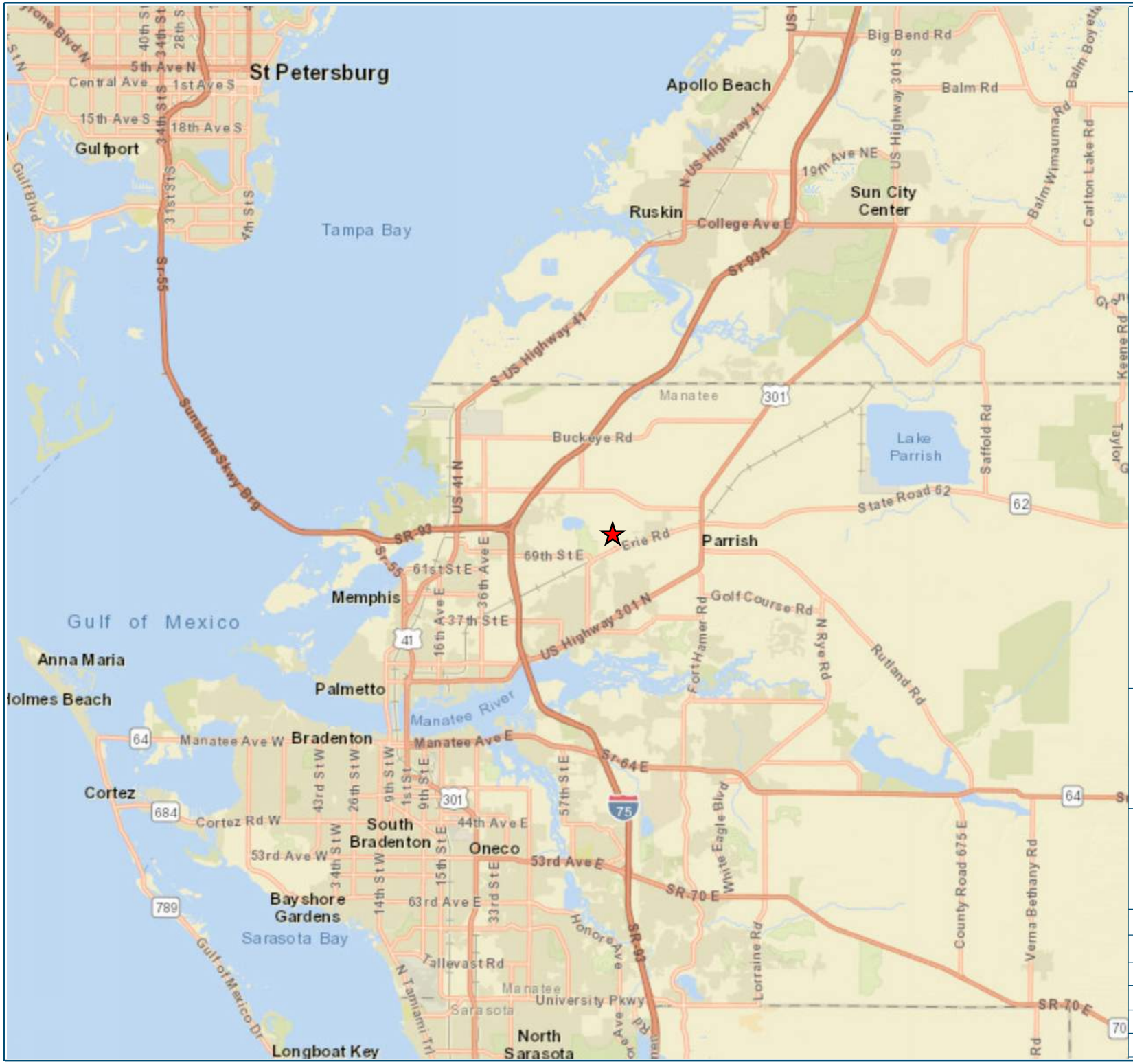
The proposed Project is not anticipated to adversely affect the current condition and/or relative value of functions currently being provided by the on-site wetland systems. The flow of water will be maintained throughout the construction of the Project. In addition, storm water runoff from the project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

Attachment A – Listed Species Occurrences – Manatee County, Florida			
Summary table of those federal and state listed species known to be present in Manatee County, Florida as documented by the USFWS and FFWCC. Code Key: E = Endangered, T = Threatened, C – Candidate, P = Proposed, SE – State-designated Endangered, ST – State Designated Threatened. FT – Federally-designated Threatened, FE – Federally-designated Endangered, SSC= Species of Special Concern, S/A = Similar in Appearance, N = Not currently listed.			
Plants			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Acrostichum aureum	Golden leather fern	--	ST
Andropogon arctatus	Pinewoods bluestem	--	ST
Bonamia grandiflora	Florida bonamia	--	SE
Calopogon multiflorus	Many-flowered grass-pink	--	ST
Chrysopsis floridana	Florida goldenaster	--	SE
Cladonia perforata	Perforate reindeer lichen	--	SE
Eragrostis pectinacea var. tracyi	Sanibel lovegrass	--	SE
Glandularia tampensis	Tampa vervain	--	SE
Lechea cernua	Nodding pinweed	--	ST
Lechea divaricata	Pine pinweed	--	SE
Lythrum flagellare	Lowland loosestrife	--	SE
Matelea floridana	Florida spiny-pod	--	SE
Nolina brittoniana	Britton's beargrass	--	SE
Pteroglossaspis ecristata	Giant orchid	--	ST
Rhynchospora megaplumosa	Large-plumed beaksedge	--	SE
Thelypteris serrata	Toothed maiden fern	--	SE
Tillandsia flexuosa	Banded wild-pine	--	ST
Triphora amazonica	Broad-leaved nodding-caps	--	SE
Zephyranthes simpsonii	Redmargin zephyrlily	--	ST
Amphibians			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Reptiles			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Alligator mississippiensis	American Alligator	T (S/A)	FT(S/A)
Drymarchon couperi	Eastern Indigo Snake	T	FT
Gopherus polyphemus	Gopher Tortoise	C	ST
Birds			
Scientific Name	**Common Name**	**FWS Status (Federal)**	**FFWFC Status (State)**
Antigone canadensis pratensis	Florida Sandhill Crane	--	ST
Aphelocoma coerulescens	Florida Scrub-Jay	T	FT
Athene cunicularia floridana	Florida Burrowing Owl	--	ST
Caracara cheriway	Crested Caracara	T	FT
Charadrius melodus	Piping Plover	T	FT

Charadrius nivosus	Snowy Plover	N	ST
Egretta caerulea	Little Blue Heron	--	ST
Egretta rufescens	Reddish Egret	--	ST
Egretta tricolor	Tricolored Heron	--	ST
Haematopus palliatus	American Oystercatcher	--	ST
Mycteria americana	Wood Stork	T	FT
Platalea ajaja	Roseate Spoonbill	--	ST
Rynchops niger	Black Skimmer	--	ST
Sternula antillarum	Least Tern	N	ST

Data source: URL: https://www.fnai.org/species-communities/tracking-main & https://ecos.fws.gov/ecp/
*Last modified in April 2022.

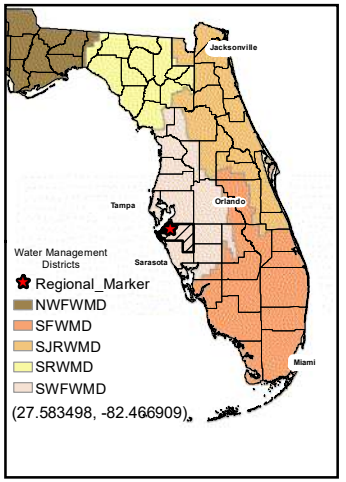
Exhibit 1 – Regional Location Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

★ Regional Marker

County Map



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

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

N W E S

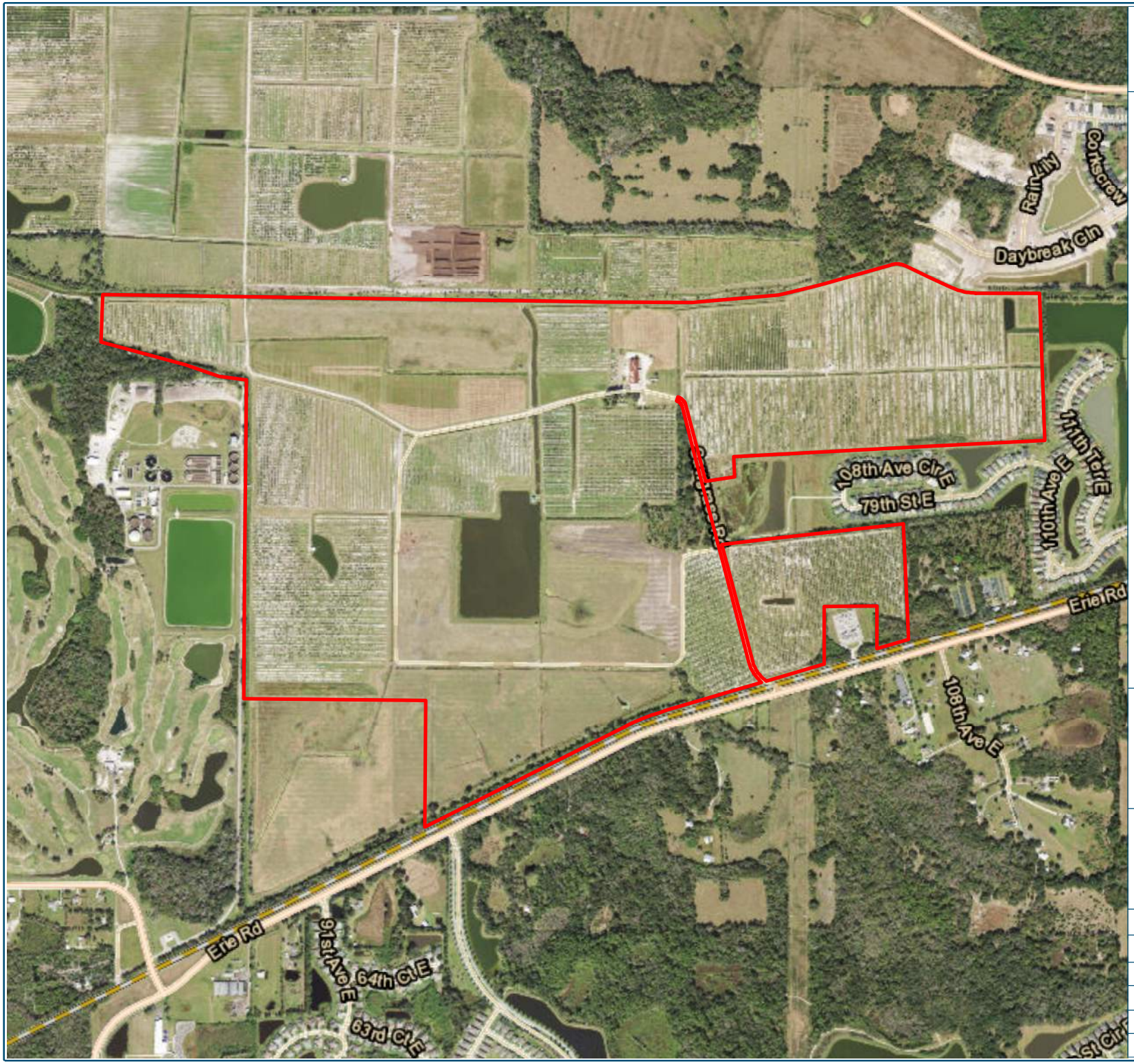
1 inch = 20,000 feet

0 4,875 9,750 19,500 29,250 Feet

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

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Regional_Location.mxd

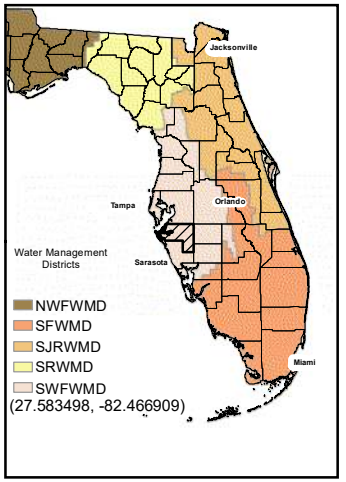
Exhibit 2 – Aerial Location Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (550.00 ac.)

County Map



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

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

N
W E
S

1 inch = 1,200 feet

0 295 590 1,180 1,770 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Aerial Map

Original Date: 8/31/2022

GIS Operator: LS	Job Number: 2314	Revision Date:

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Aerial.mxd

Exhibit 3 – Soils Map

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

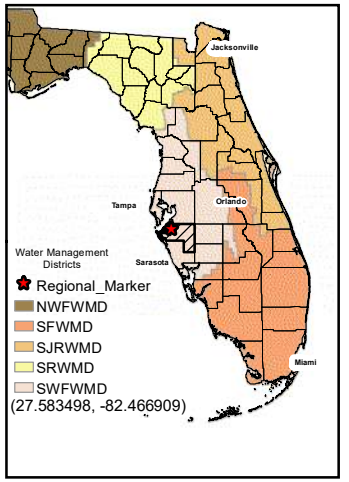
4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (550.00 ac.)

SSURGO USDA Soil
Non-Hydric Soil
- 20 ; EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes (153.08 ac.)
- 22 ; Felda fine sand, 0 to 2 percent slopes (37.37 ac.)
- 48 ; Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes (42.73 ac.)

SSURGO USDA Soil
Hydric Soil
- 4 ; Bradenton fine sand, 0 to 2 percent slopes (80.91 ac.)
- 5 ; Bradenton fine sand, limestone substratum (20.51 ac.)
- 7 ; Canova, Anclote, and Okeelanta soils (2.88 ac.)
- 13 ; Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes (58.84 ac.)
- 14 ; Chobee variant sandy clay loam (1.63 ac.)
- 16 ; Delray complex (14.05 ac.)
- 25 ; Floridana fine sand, 0 to 2 percent slopes (56.44 ac.)
- 26 ; Floridana-Immokalee-Okeelanta association (22.53 ac.)
- 29 ; Manatee mucky loamy fine sand (55.43 ac.)
- 38 ; Palmetto sand (3.65 ac.)

County Map



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

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

N
W E
S

1 inch = 1,100 feet

0 375 750 1,500 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

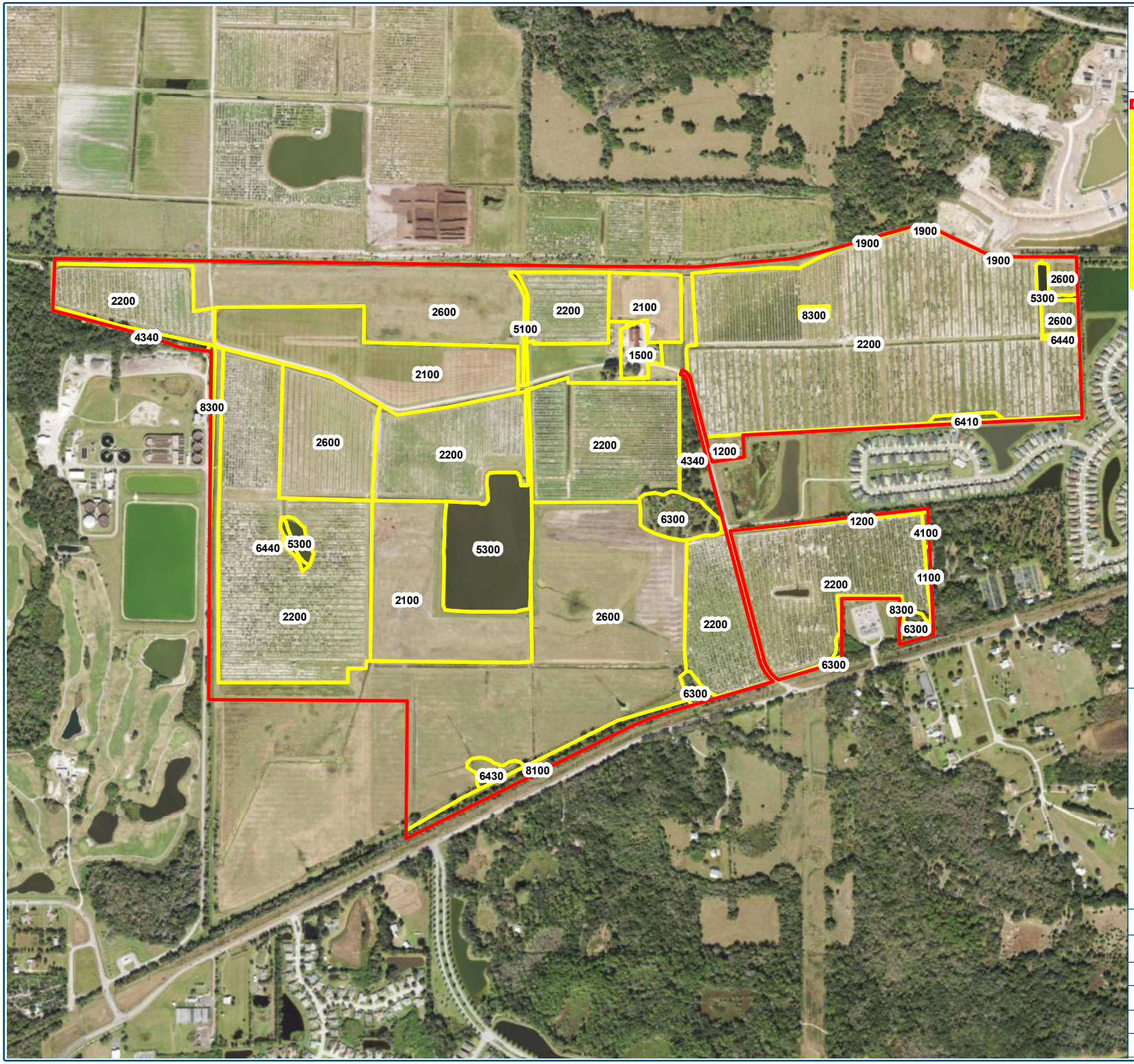
File Name: USDA Soil Map

Original Date: 8/31/2022

GIS Operator:	Job Number:	Revision Date:
LS	2314	10/13/2022

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Soil.mxd

Exhibit 4 – FLUCCS Map



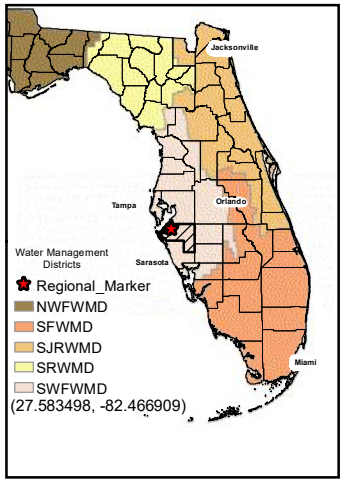
4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com

Engineering ~ Environmental Science~ Water Resource~Survey

Water Resource Associates, LLC.

- Project Boundary (513.74 ac.)
- 1100, RESIDENTIAL LOW DENSITY < 2 DWELLING UNITS PER ACRE (0.39 ac.)
- 1200, RESIDENTIAL MED DENSITY 2 TO 5 DWELLING UNITS PER ACRE (2.93 ac.)
- 1500, INDUSTRIAL (2.79 ac.)
- 1900, OPEN LAND (0.22 ac.)
- 2100, CROPLAND AND PASTURELAND (61.87 ac.)
- 2200, TREE CROPS (277.80 ac.)
- 2600, OTHER OPEN LANDS (160.23 ac.)
- 4100, UPLAND CONIFEROUS FOREST (0.30 ac.)
- 4340, UPLAND HARDWOOD - CONIFEROUS MIX (5.89 ac.)
- 5100, STREAMS AND WATERWAYS (0.73 ac.)
- 5300, RESERVOIRS (19.47 ac.)
- 6300, WETLAND FORESTED MIXED (7.12 ac.)
- 6410, FRESHWATER MARSHES (0.83 ac.)
- 6430, WET PRAIRIES (1.43 ac.)
- 6440, EMERGENT AQUATIC VEGETATION (0.82 ac.)
- 8100, TRANSPORTATION (5.23 ac.)
- 8300, UTILITIES (1.97 ac.)

County Map



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

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

N
W E
S

1 inch = 1,100 feet

0 400 800 1,600 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

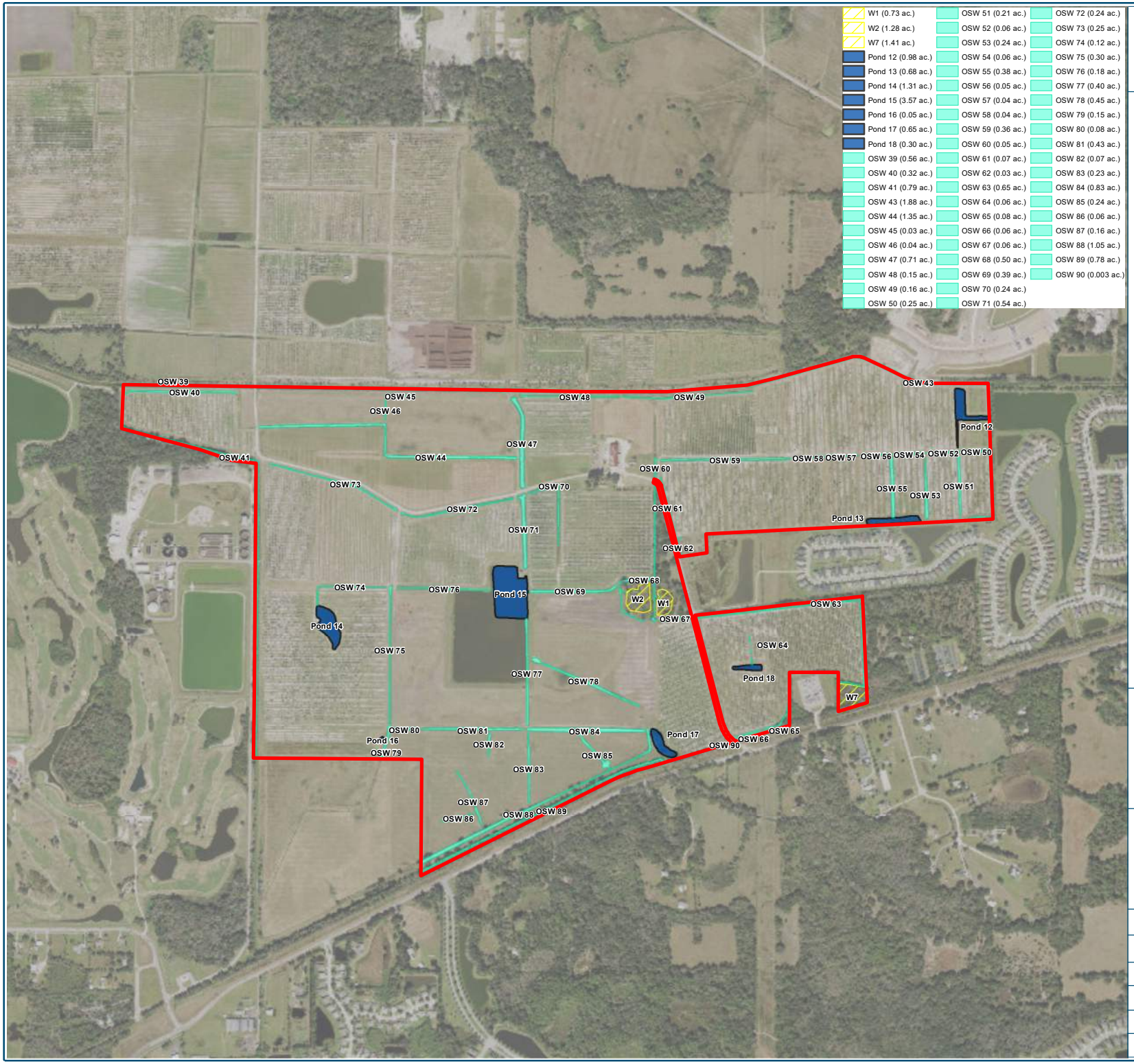
File Name: SWFWMD FLUCCS Map

Original Date: 8/31/2022

GIS Operator:	Job Number:	Revision Date:
LS	2314	

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_FLUCCS.mxd

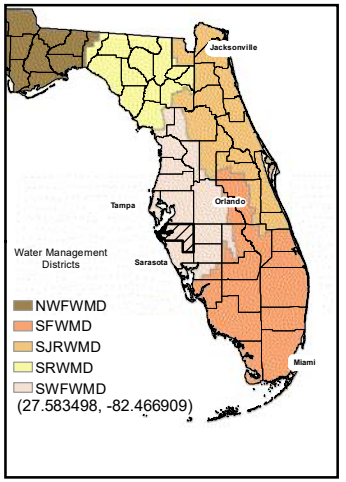
Exhibit 5 – Wetland Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (550.00 ac.)

County Map



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

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

N W E S

1 inch = 1,300 feet

0 375 750 1,500 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

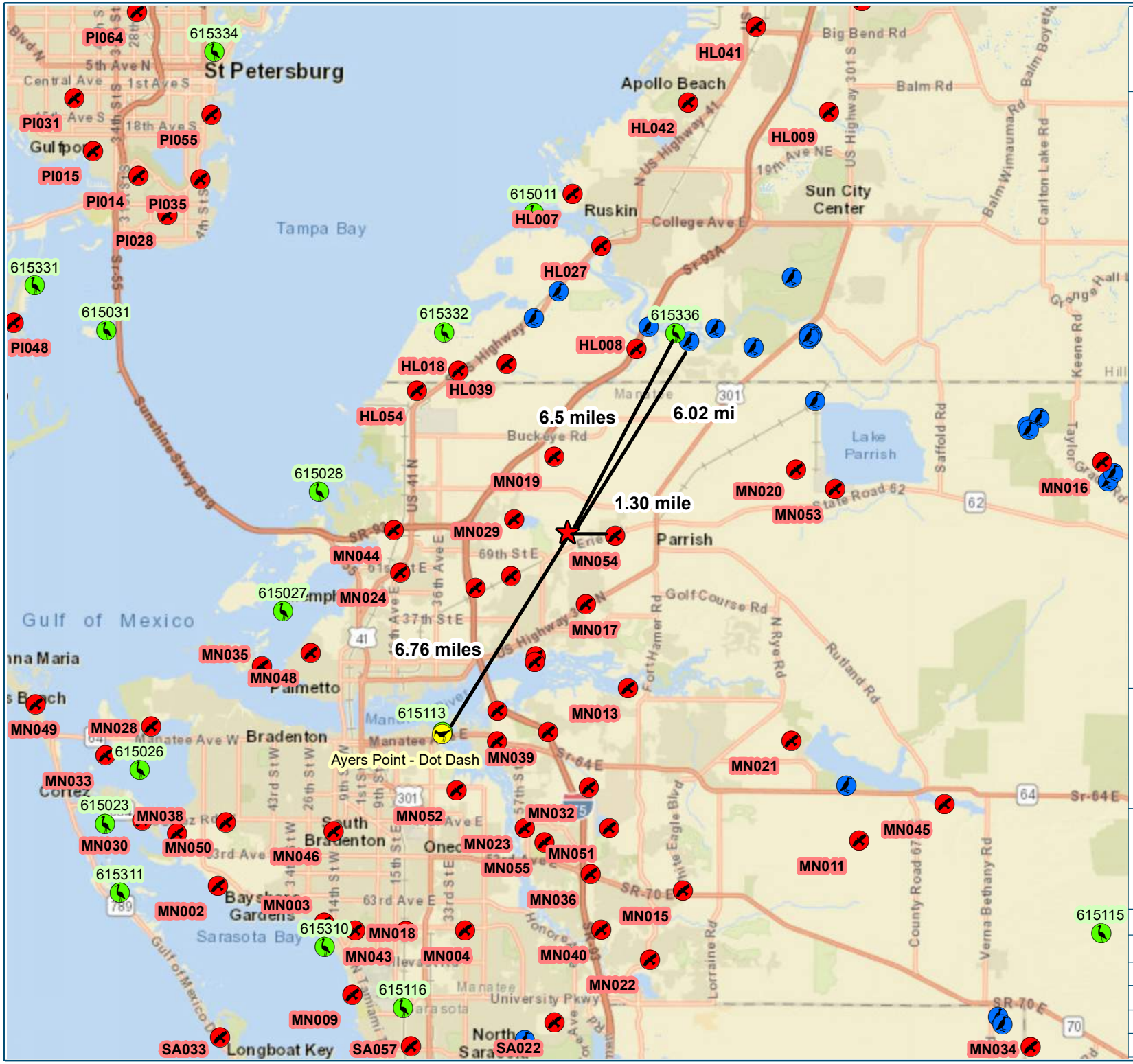
File Name: Wetland Map

Original Date: 10/13/2022

GIS Operator: LS	Job Number: 2314	Revision Date:

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_10_13_ParrishPhase2_Wetland Map.mxd

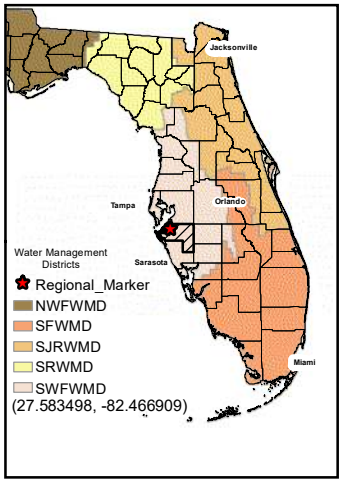
Exhibit 6 – Regional Wildlife Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

County Map



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

Notes:
Street background obtained from ESRI basemaps.
All species layers were obtained from FWC&USFWS.
Project lies within USFWS consultation areas for:
Florida Scrub Jay, Woodstork Foraging, and crested caracara
Core Woodstork foraging area: Ayers Point - Dot Dash
Wading Bird Colony: 615113
Eagle Nest: MN 054 Last Surveyed: 2016
Scrub-jay (6.02 mi) 9/30/2010

N W E S

1 inch = 20,000 feet

0 4,950 9,900 19,800 29,700 Feet

Client: Metro

Project Name: Parrish Lakes PH 2

Manatee County, FL

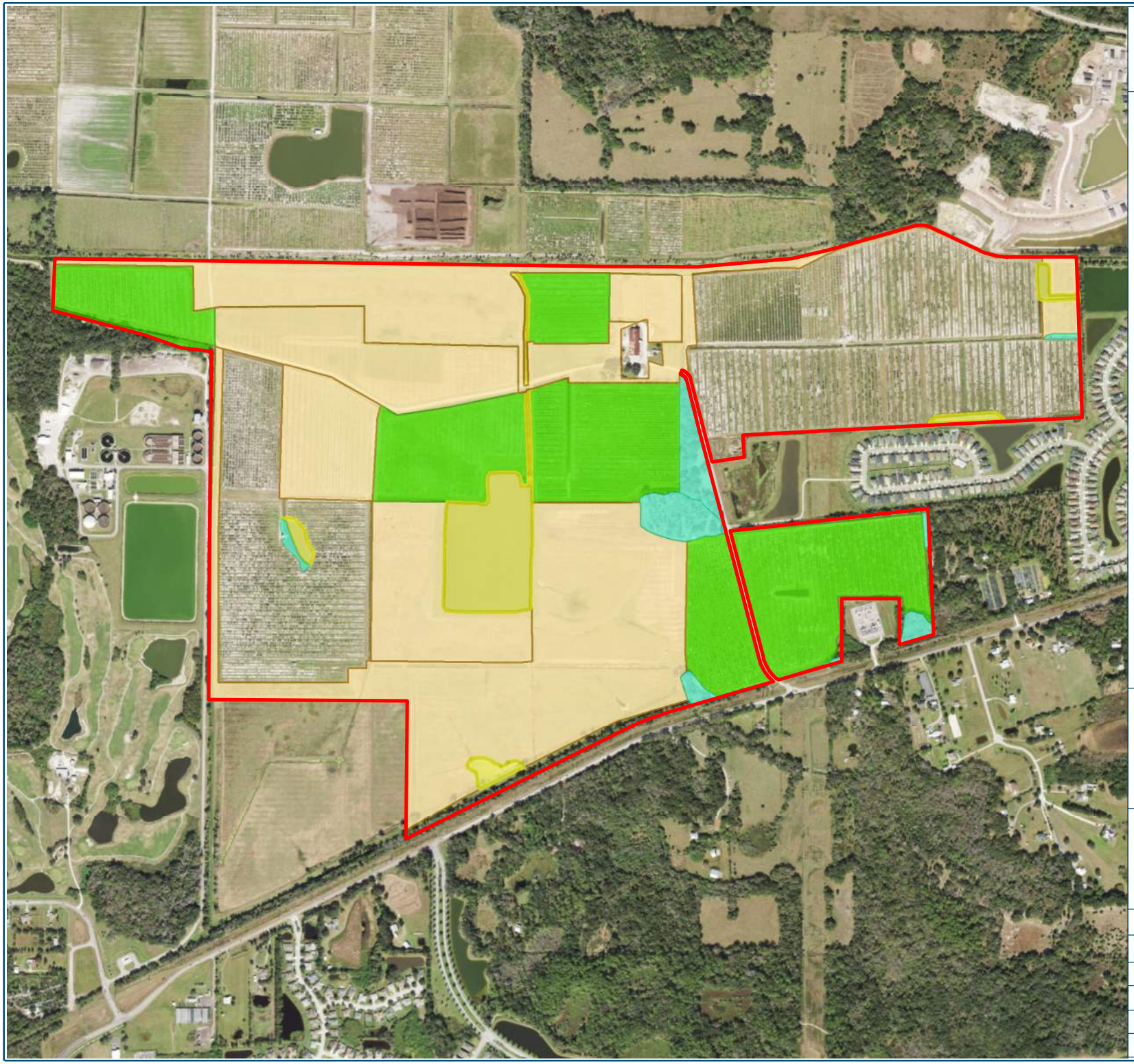
File Name: Regional Wildlife Map

Original Date: 8/31/2022

GIS Operator:	Job Number:	Revision Date:
LS	2314	

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_Regional_Wildlife.mxd

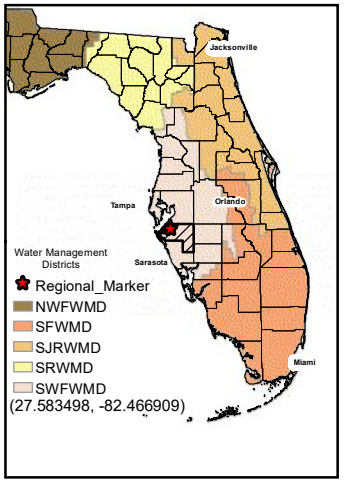
Exhibit 7 – Potential Wildlife Habitat Map



4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

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

County Map



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

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

N
W E
S

1 inch = 1,100 feet

0 400 800 1,600 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Potential Habitat Map

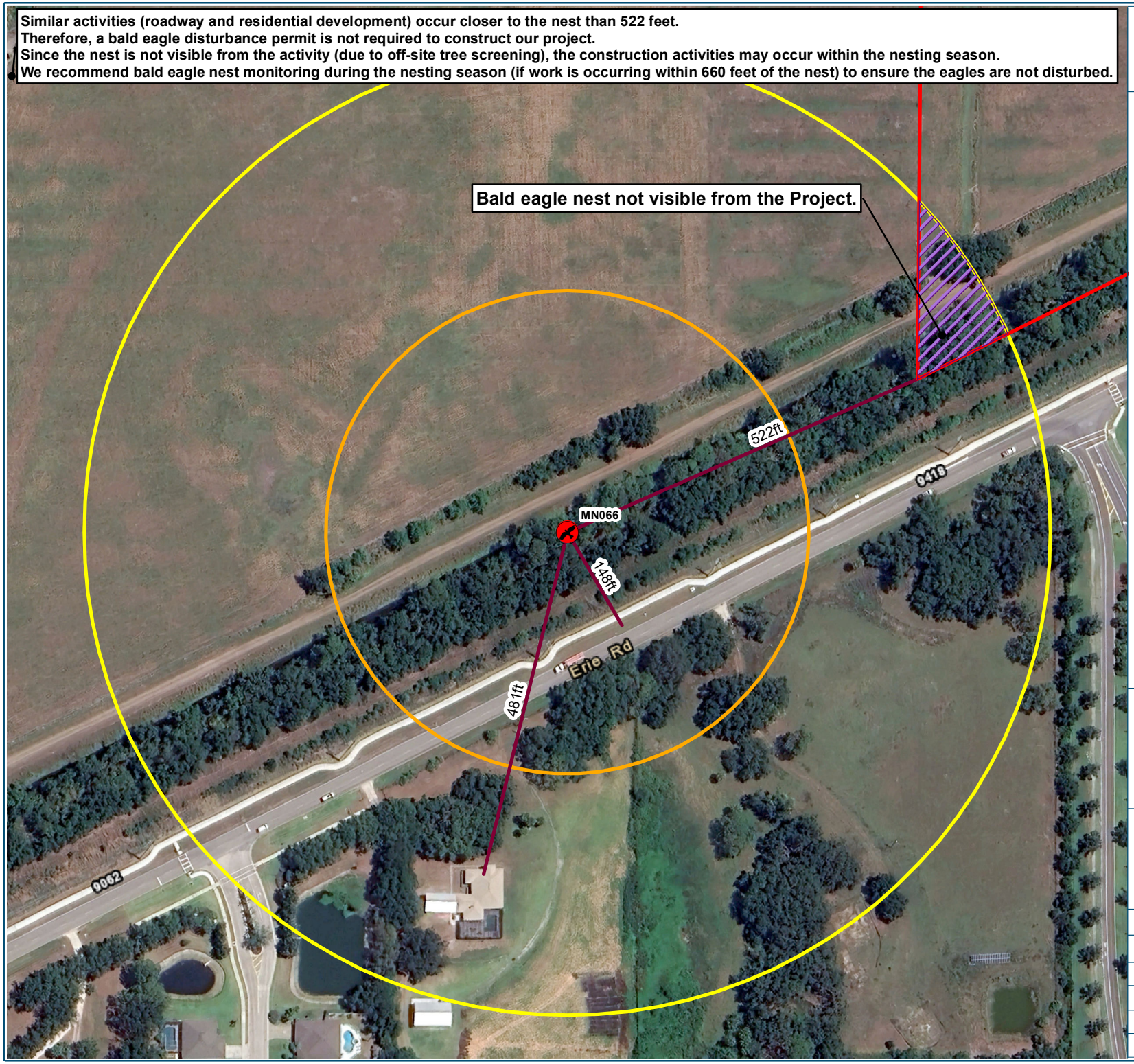
Original Date: 10/13/2022

GIS Operator: LS	Job Number: 2314	Revision Date:

Document Path: S:\~PROJECT FILES\2314 - Metro-Parrish Lakes Ph 2 Mass Grad\ENVIRONMENTAL\GIS\MXD\2022_8_31_Parrish_Lakes_PH2_PotHab.mxd

Exhibit 8 – Bald Eagles Nest Map

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



WRA
4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

Project Boundary (551.75 ac.)

Bald Eagle Nest

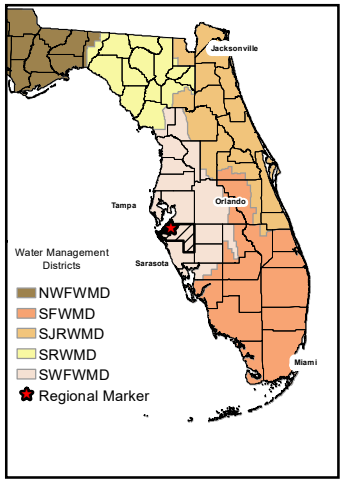
MN066

330ft Buffer

660ft Buffer

Construction activities allowed during the nesting season (0.37 ac)

County Map



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

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

N W E S

1 inch = 180 feet

0 65 130 260 Feet

Client: Metro

Project Name: Parrish Lakes Phase 2

Manatee County, FL

File Name: Eagle Nest Map

Original Date: 10/14/2022

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

Document Path: S:\~PROJECT FILES\2344 - Parrish Lakes - Phase 2 Enviro\ENVIRONMENTAL\GIS\MXD\OCT 2022 Submittal\2023_4_13_NewEagleNest.mxd

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

April 20, 2026

Parrish Lakes Neighborhood Workshop Summary
Representatives from Grimes Galvano and Metro Development Group conducted a virtual Neighborhood Workshop on April 20, 2026 via Microsoft Teams. The workshop began accepting attendees into the meeting at 6:00 PM and approximately 19 individuals were in attendance over the course of the meeting. The following individuals were present on behalf of the applicant:

- Marshall Robinson, Planner – Grimes Galvano
- Justin O'Brien – Metro Development Group
- Emily Dubel – Metro Development Group
- Lucas Carlo, PE – Hamilton Engineering
- Ryan McCaffrey, AICP – Hamilton Engineering
- Steve Henry, PE – Traffic & Mobility Consultants

A formal presentation was delivered by the applicant team, with Marshall Robinson outlining the history of the project, associated approvals, and the proposed modifications under the current applications. Justin O'Brien walked attendees through the land use exchange mechanism, infrastructure improvements, and summarized the proposed development changes. An open Q&A session followed the presentation where attendees were invited to ask/submit questions for discussion.

Presentation
Project Overview and Location
Introduced Parrish Lakes (Seaire), a master-planned mixed-use community in Manatee County, including aerial photography and future land use and zoning maps to orient attendees to the project.

History of Approvals
Summarized the project's governing documents and approval timeline from 2010 through the most recent 2024 GDP amendment, establishing context for the three companion applications now before the County.

Current Applications
Described the GDP Amendment, DRI Amendment, and Comprehensive Plan Amendment as a coordinated set of applications and explained the Land Use Equivalency Matrix (LUEM) as the mechanism allowing land use adjustments and how that translates to the specific entitlement adjustments being requested in each of the governing documents.

Project Infrastructure
Highlighted infrastructure being constructed by the developer in excess of the minimum requirements for the proposed uses within the development to improve traffic flow and support regional growth.

Q&A and Discussion

Following the presentation, the meeting was opened for public comment and questions. Questions were submitted both verbally and via the Teams chat.

Community members used the workshop as an opportunity to learn more about the proposed development changes and the anticipated timeline for construction activity within the community.

Questions were raised about the proposed changes to the residential unit mix, including where new townhomes would be located, whether they would be for sale or for rent, and the status of the existing apartment entitlements.

Attendees asked about roadway timing and pedestrian connectivity within the community, including planned EV paths, when Carter Road and Sawgrass Road would open to traffic/connect with Erie Road, and whether golf cart and/or sidewalk access would be provided along Moccasin Wallow Road.

Questions were also raised regarding buffering adjacent to neighboring properties, commercial tenants coming to the project, building height limits, the funding mechanism behind developer-constructed stormwater infrastructure, and CDD maintenance responsibilities. The overall entitlement process was also discussed.

Some participants requested additional materials and information. Those participants were asked to provide their contact information, and the applicant team followed up within the next few days with the materials and information requested.

All feedback was documented by the project team for consideration during the application review. The meeting ended after all attendees had the opportunity to ask questions of the team, concluding at approximately 6:57 pm.

Public Comment

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
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, 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

You don't often get email from nathan.burrows@pwc.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

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.

If the content of this communication includes advice, it is limited to the matters specifically addressed and is not intended to be applied to any other matter or circumstance.

PwC refers to the PwC network and/or one or more of its member firms, each of which is a separate legal entity. Please see www.pwc.com/structure for further details. Communications bearing this notice may be sent by or on behalf of any PwC member firm or their subsidiaries, with such firm or subsidiary entitled to assert the protections stated herein.

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.

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

You don't often get email from shrealtync@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

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

You don't often get email from davet767757@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

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**

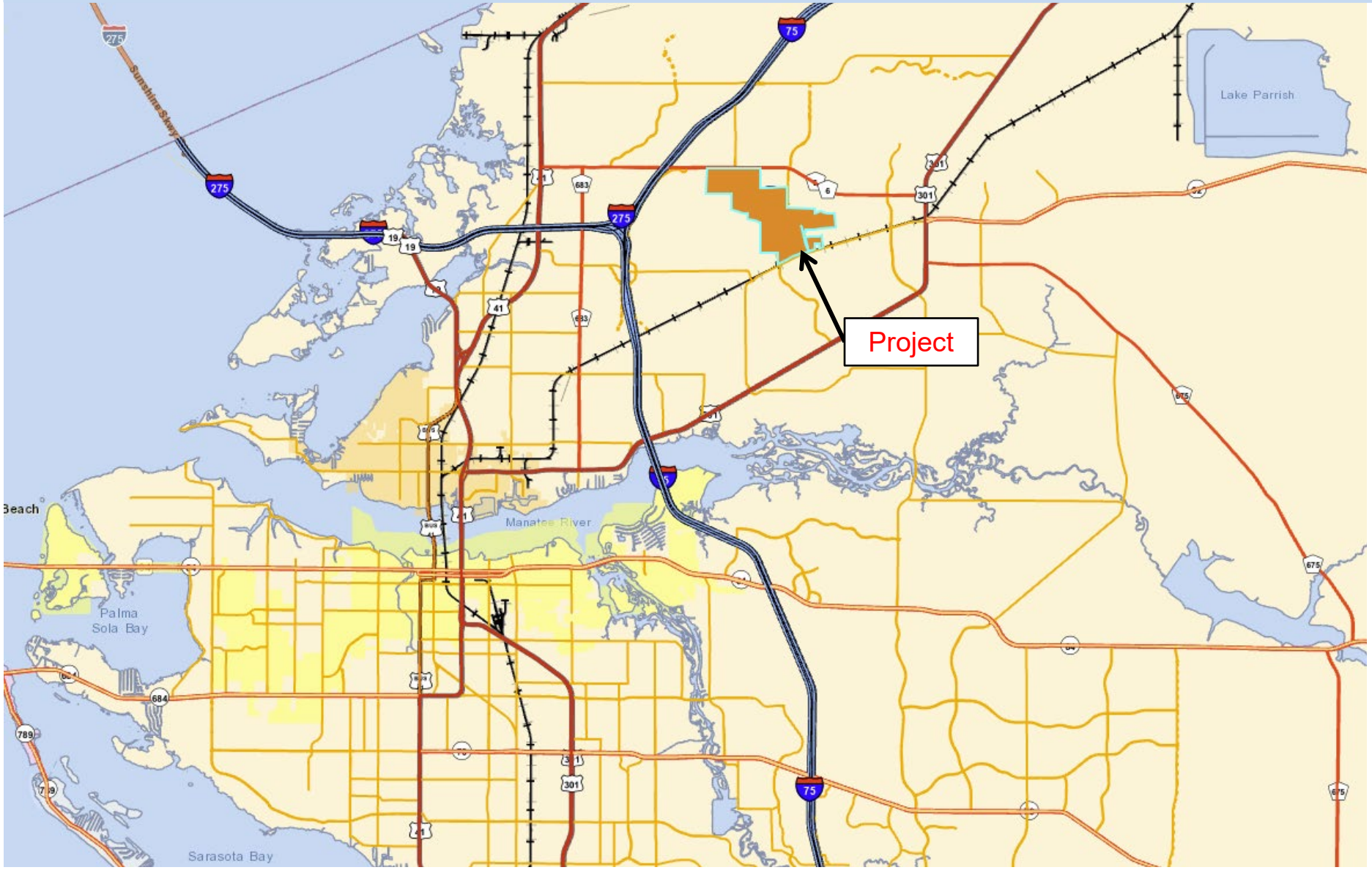
METRO DEVELOPMENT GROUP

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

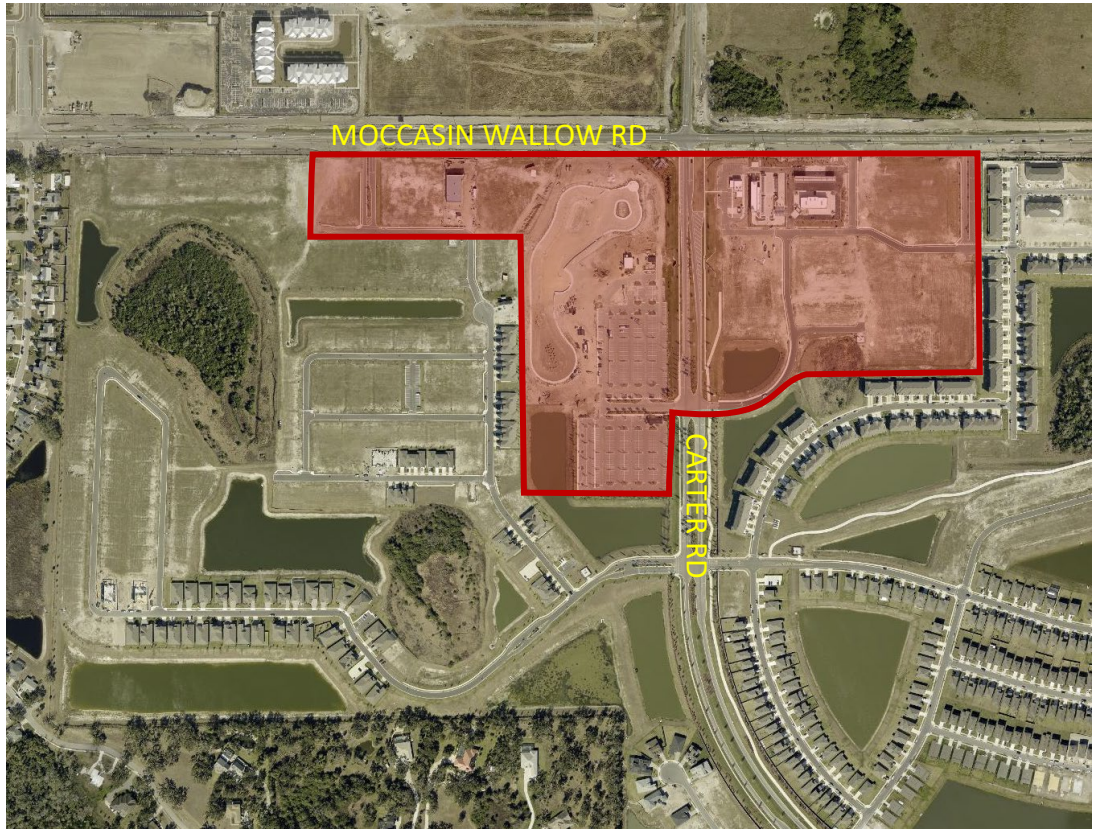
less wastewater GPD
than approved today

Zero trip increase over what is approved today

No Comprehensive Plan Amendment required

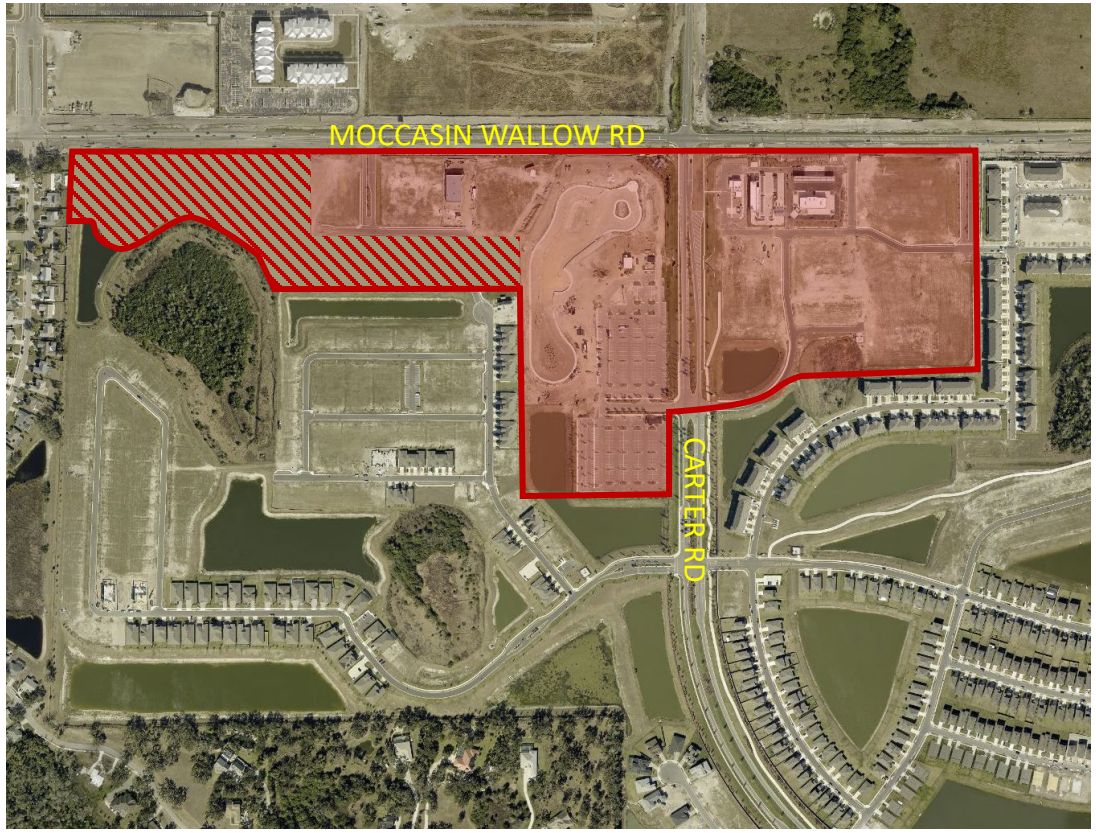
Commercial Area — Approved vs. Proposed

COMMERCIAL AREA APPROVED



295,000 sf
47.5 acres

COMMERCIAL AREA PROPOSED



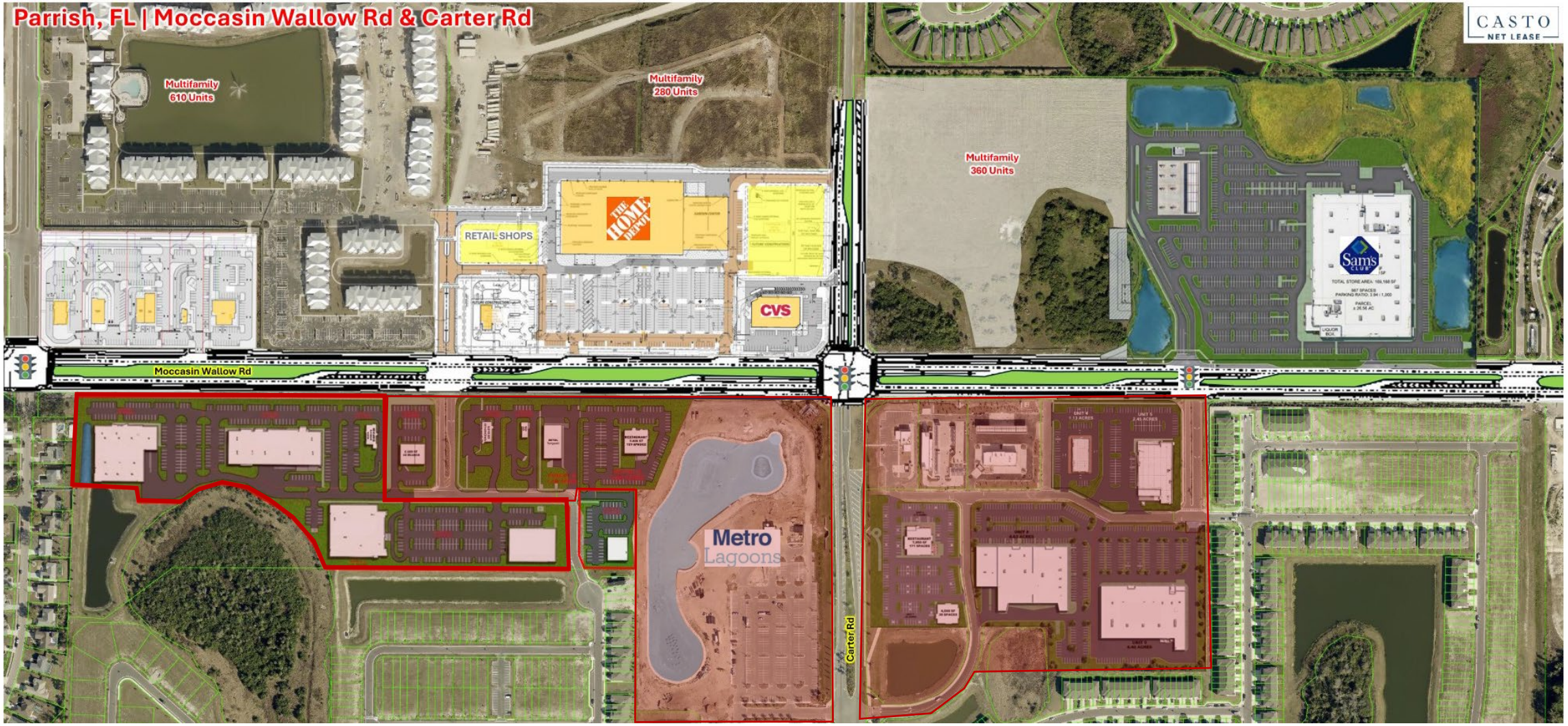
345,571 sf (+50,571 sf)
64 acres

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

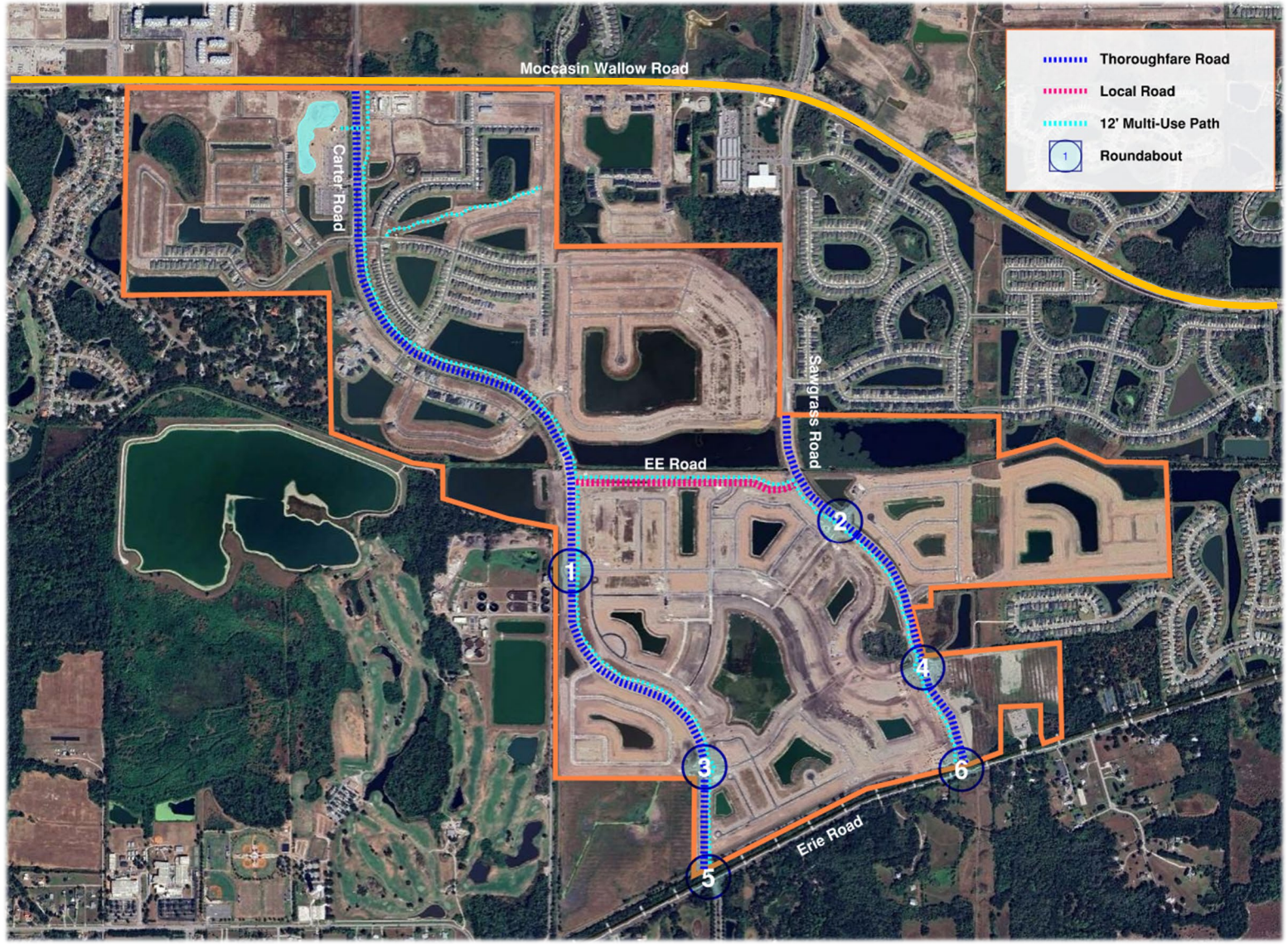
- Commercial use to be drawn from and fit within the project's vested trip and entitlement budget

SEAIRE™

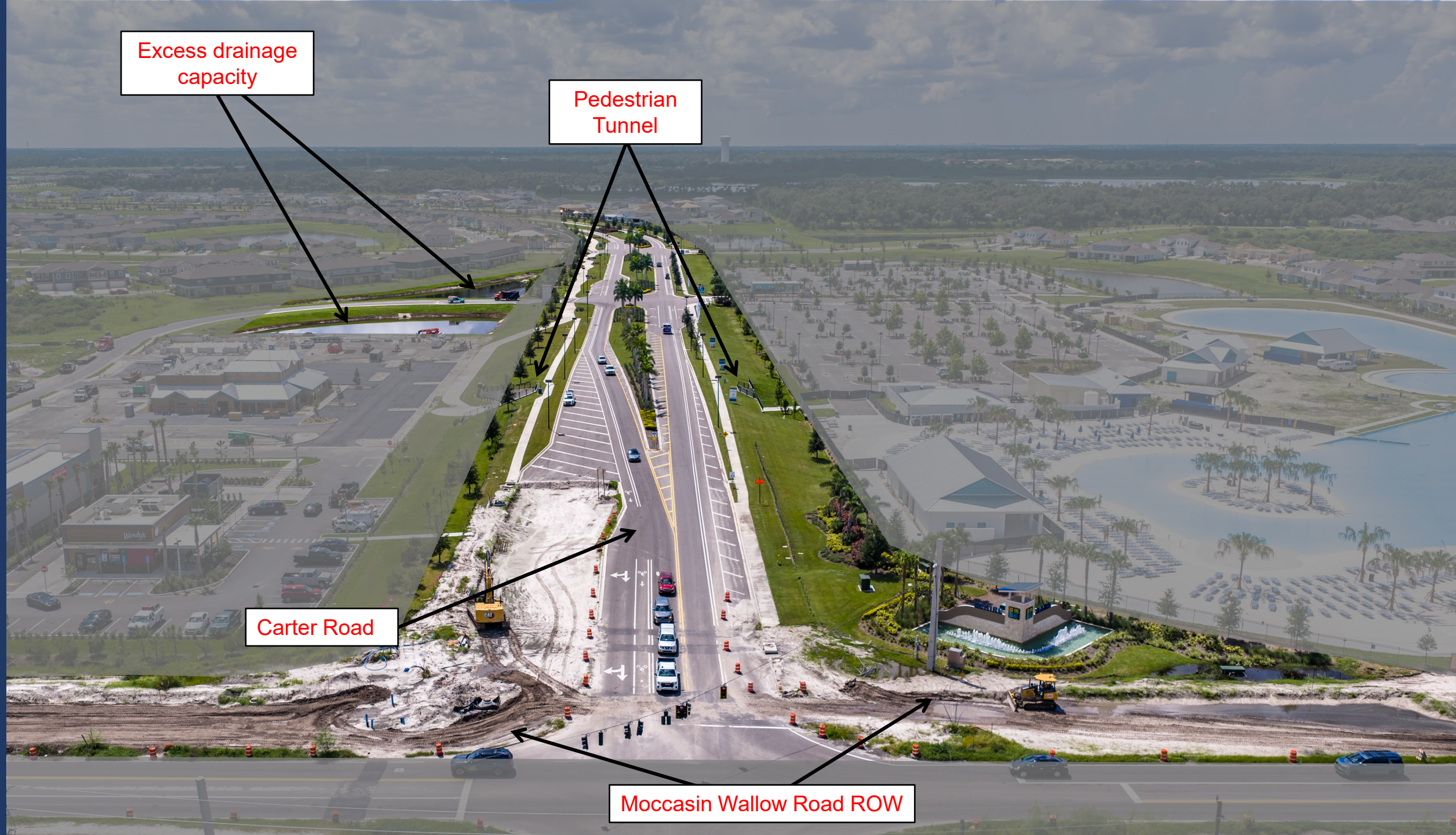


Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Seaire lifestyle and development; however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing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

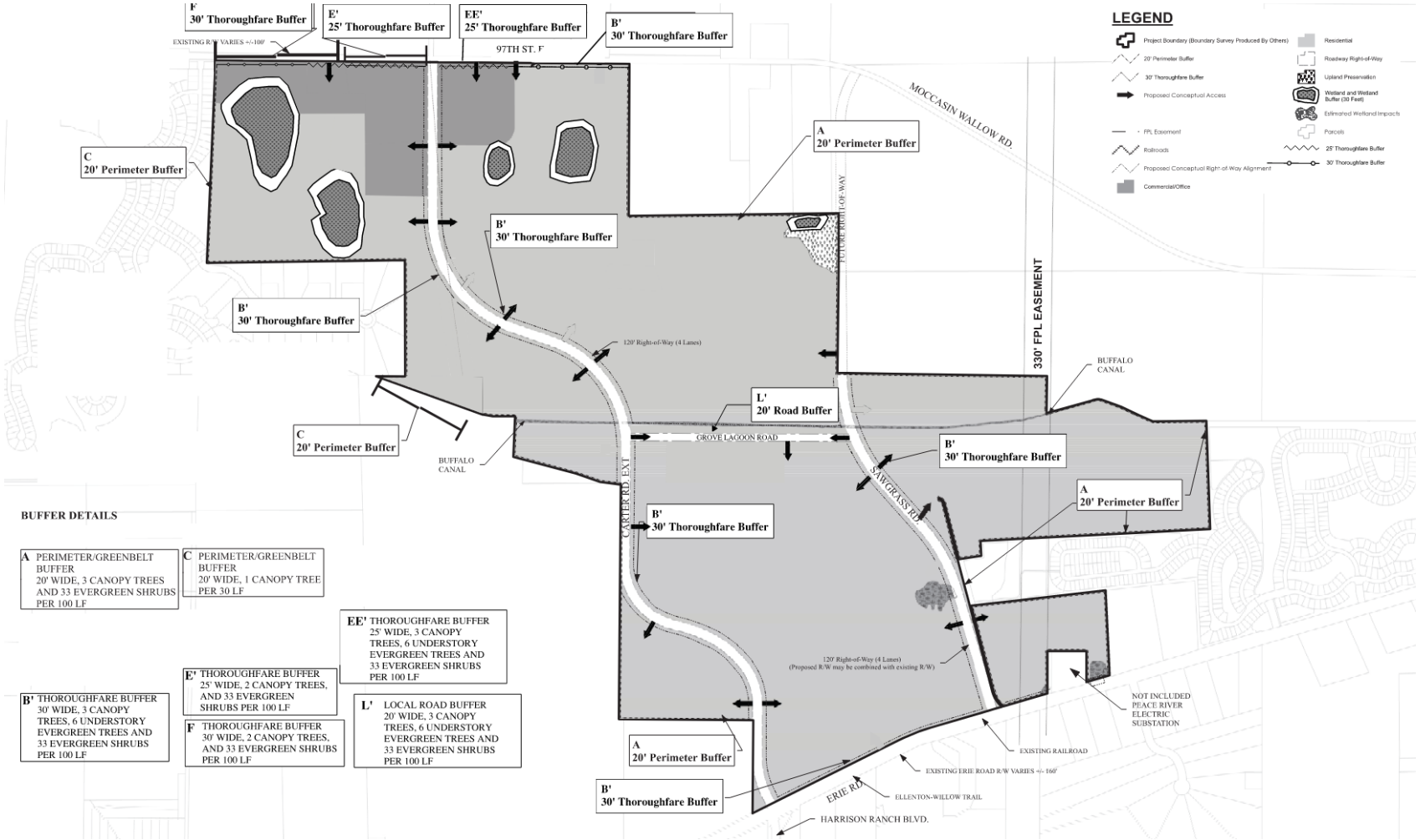

Moccasin Wallow Road
Carter Road


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

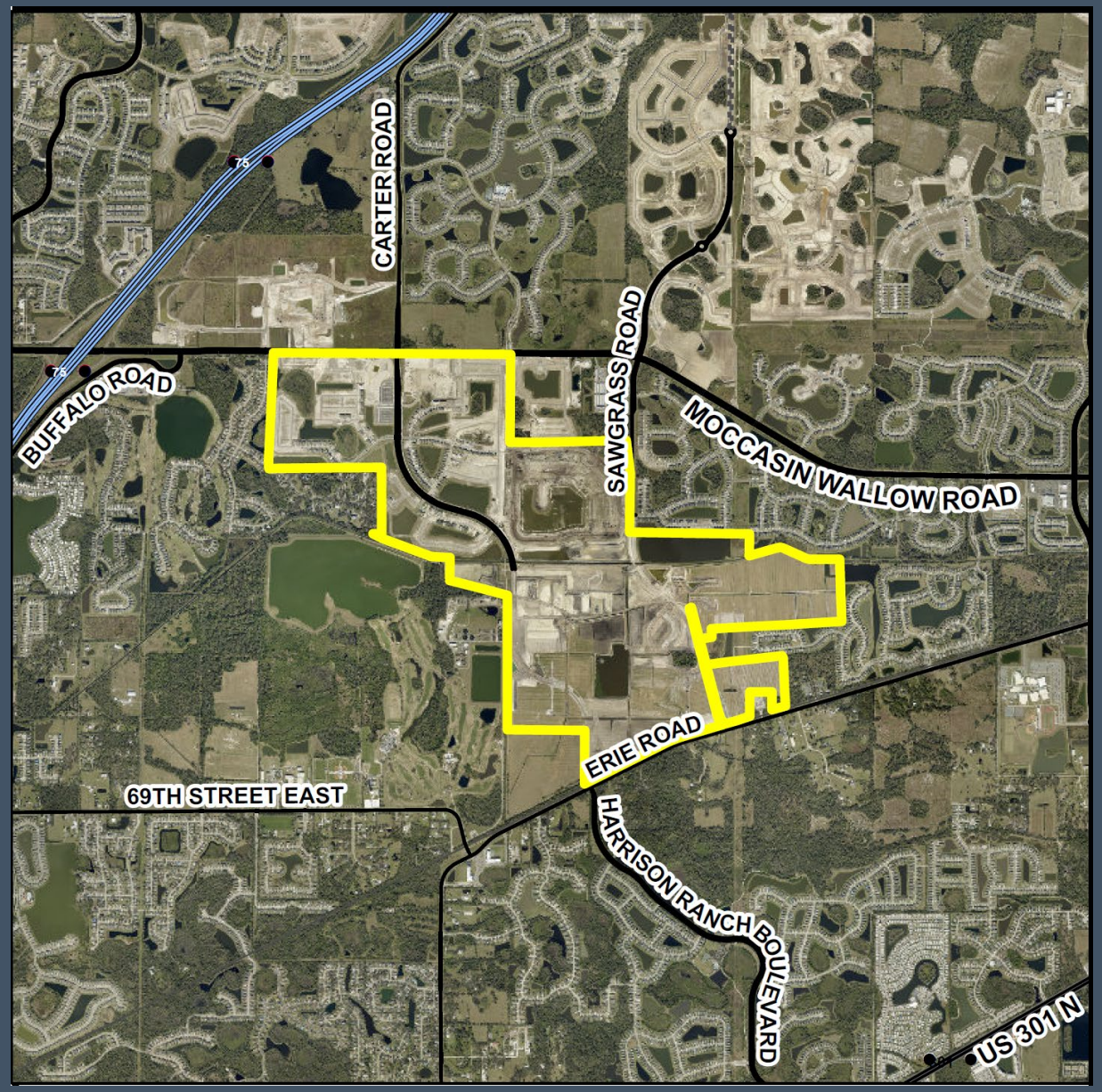
Board of County Commissioners

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

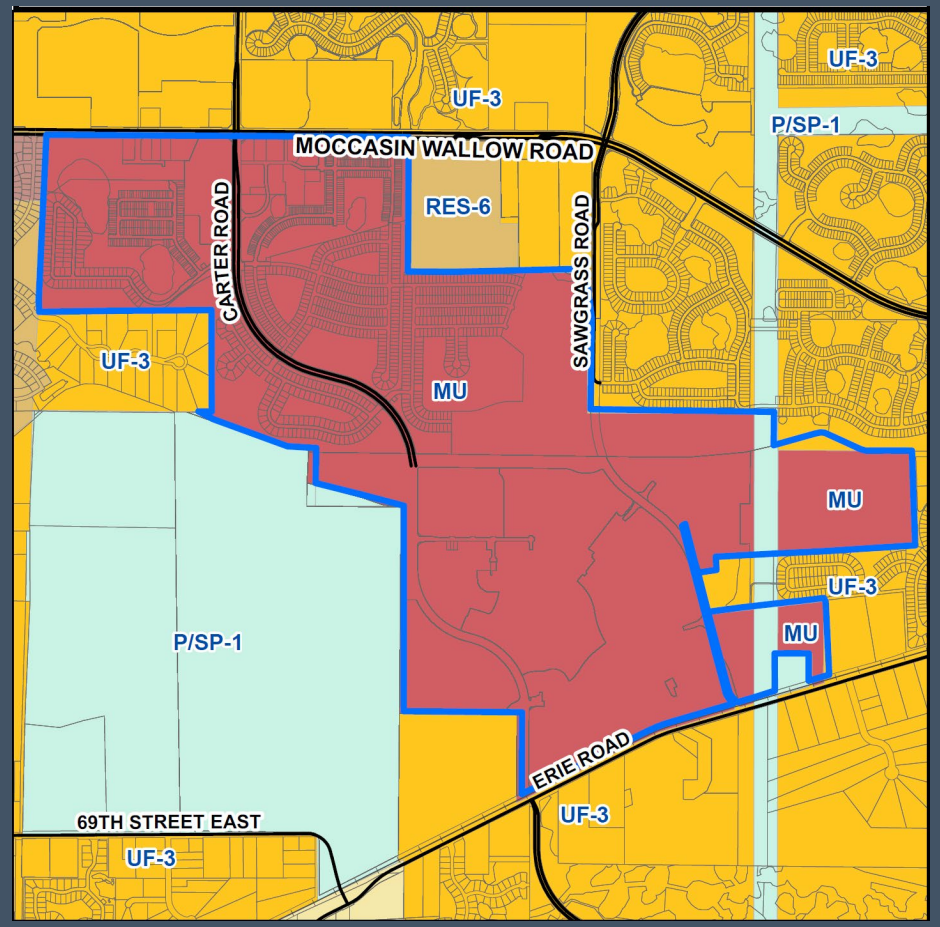
Project Area:
1,155 acres

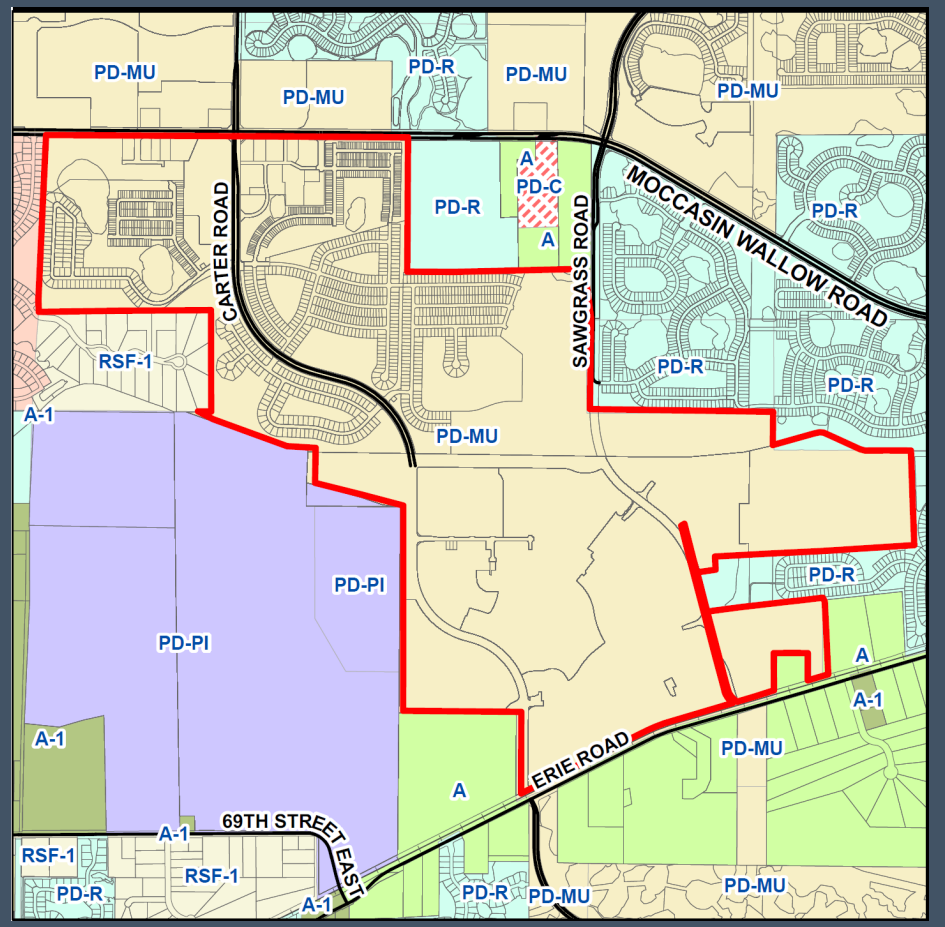


Source: Manatee County

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

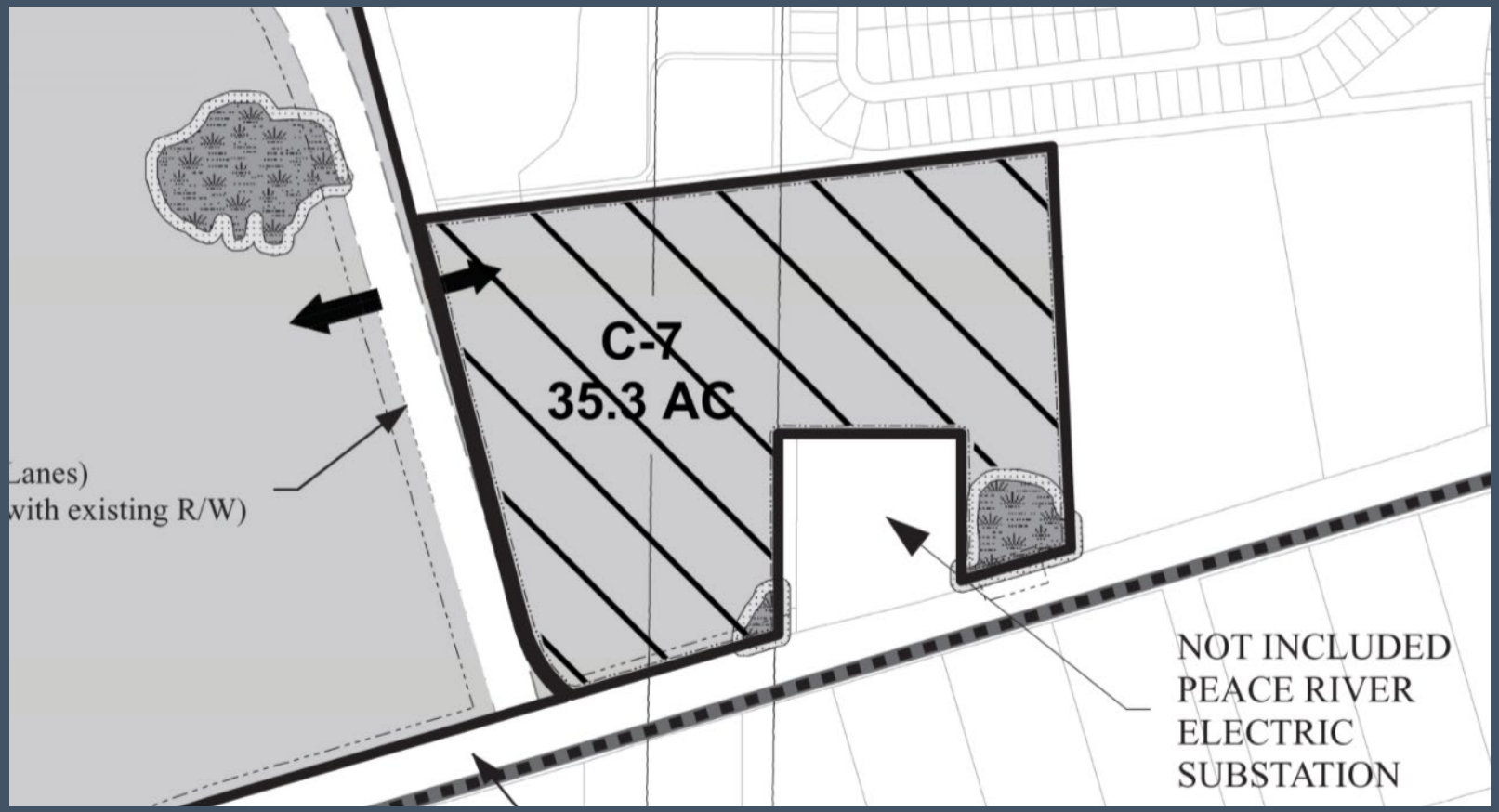
Manatee County FLORIDA

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