Form B3.1 - Large Projects PSP Application Worksheet

Answers to the questions contained in this from may be provided in a separate document. Please restate the numbers of the questions for ease of reference.

1. **Project Name:** Click or tap here to enter text.

QUESTIONS FOR LARGE PROJECTS

Complete the following or submit the answers provided in conjunction with the GDP if the answers have not changed.

*GENERAL PROJECT INFORMATION.*

1. For non-residential Large Projects, include target dates for facility operation or utilization. If the development will have a proposed build-out of ten (10) years or less, phasing should be shown on an annual or biannual basis. Click or tap here to enter text.
2. What is the estimated number of on-site permanent fulltime employees with low or moderate incomes that could afford to rent or purchase within the development? Specify if any affordable housing provisions will be available to these employees within the development. Click or tap here to enter text.
3. If the proposed project will include housing for low- and moderate-income households, indicate what available mechanisms or incentives the applicant is seeking to maintain those units affordable. Click or tap here to enter text.
4. If a market study has been prepared for the proposed commercial development within a Large Project, please include the study with the application. Otherwise, describe in general terms how the overall demand for this project has been determined. Click or tap here to enter text.
5. If the Large Project includes industrial uses. Indicate the type of anticipated operations that would occupy the proposed industrial portion of the project (e.g., manufacturing, distribution, research and development). Click or tap here to enter text.

*ENVIRONMENTAL SYSTEMS.*

The applicant shall use a methodology for determining on-site hydroperiods and flow conditions which has been approved by Manatee County prior to submittal of this application.

1. Describe the acreage, species composition and degrees of disturbance for each habitat existing within the development site, based on the Comprehensive Plan Conservation Element. Identify the occurrence of any on-site unique habitats such as those listed by the Florida Natural Areas Inventory, and describe the ecological values and functions of these unique habitats. Click or tap here to enter text.
2. Provide an analysis of historic flow conditions and hydroperiods, with seasonal water elevations, of on-site wetlands. Click or tap here to enter text.
3. Discuss how the project would not adversely affect the base flow or the periodicity of flow in water courses. Click or tap here to enter text.
4. Indicate all native habitats that will be preserved in their natural or existing state. Click or tap here to enter text.
5. Indicate all native habitats that will be conserved. Discuss how this proposal is consistent with the Comprehensive Plan Conservation Element. Click or tap here to enter text.
6. Indicate all wetlands, or portions thereof, that are proposed for alteration. Discuss the reason for alteration, and indicate whether alternatives were investigated to either limit or eliminate the need for wetland alteration. Discuss how this proposal is consistent with the Comprehensive Plan Conservation Element residential component of the project. Click or tap here to enter text.
7. Describe the general breakdown in types of proposed land uses by project phase (including acreage, number of residential units and size of non-residential components). Click or tap here to enter text.
8. Explain the Conceptual Mitigation Plan for all wetlands, meeting the criteria for alterations as specified in LDC Section 706.6. Click or tap here to enter text.
9. Provide a list of species likely to occur or present within the development area listed as threatened, endangered, rare, unique, or of special concern. Click or tap here to enter text.

*DRAINAGE.*

1. Provide a general overview of existing drainage conditions, including any potential flooding and/or erosion problems. Click or tap here to enter text.
2. Indicate that steps (i.e. a Sediment & Erosion Control Plan) will be implemented during development construction and maintenance to prevent or control soil erosion caused by wind and/or water action. Click or tap here to enter text.

*SURFACE WATER.*

1. Prior to the issuance of the first permit for horizontal or vertical construction the applicant shall establish, through a pre-development monitoring program, surface water quality conditions throughout the development. The monitoring program shall be subject to County approval. [ ]  Acknowledged
2. The surface water quality monitoring data collected through the approved pre-development program shall be sufficient to determine the impairment status of the watershed, as set forth in Chapter 62-303 F.A.C. Once the data sufficiency requirements of Chapter 62-303 F.A.C. are met the applicant may request the Pre-Development Monitoring Program be concluded, subject to County approval. [ ]  Acknowledged
3. Provide the existing annual surface water pollutant loading rates for the site based on site-specific land uses and average annual rainfall. Click or tap here to enter text.
4. Estimate post-development annual surface water pollutant loading rates for the site based on projected land uses, and compare with pre-development loading rates. Click or tap here to enter text.

*GROUNDWATER.*

1. Prior to the issuance of the first permit for horizontal or vertical construction, the applicant shall establish, through a pre-development monitoring program, groundwater quality conditions throughout the development. The monitoring program shall be subject to County approval. [ ]  Acknowledged
2. The required groundwater monitoring program above shall continue through project build-out. [ ]  Acknowledged

*FLOODPLAINS.*

1. If any structures and roadways are proposed within the 100-year flood prone area as identified by FEMA, indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume. Click or tap here to enter text.

*HISTORICAL AND ARCHAEOLOGICAL SITES.*

1. Describe any known historical or archaeological sites on the development site. Click or tap here to enter text.
2. If available, indicate the results of any archaeological or historical survey conducted for the development site. Click or tap here to enter text.

*PUBLIC FACILITIES.*

1. The applicant shall use a traffic impact assessment methodology that has been approved by Manatee County. Please note if the methodology has been approved. Click or tap here to enter text.
2. Provide a general description of the type of potable water system or combination of systems, available within the development area. Click or tap here to enter text.
3. Provide projections of water usage for the proposed development, in accordance with the Manatee County Comprehensive Plan standards. Click or tap here to enter text.
4. Provide a general description of the type of non-potable water system (e.g., private wells) existing within the development area. Click or tap here to enter text.
5. Provide projections of average daily non-potable water demands generated by the proposed development. Indicate any large consumers of water (e.g., domestic irrigation) and seasonal peaks. Specify what consumption rates have been assumed in this analysis. Click or tap here to enter text.
6. Identify the non-potable water sources to meet project demands (e.g., proposed wells). Provide pumping rates (average and maximum) for each existing and proposed well within the development area. Click or tap here to enter text.
7. Provide a general description of the wastewater treatment and disposal system, or combination of systems available within the development area (e.g., septic systems or central system(s)). Click or tap here to enter text.
8. Provide projections of wastewater generation for the proposed development by land use classification. These projections are to be based on County infrastructure standards. Click or tap here to enter text.
9. If applicable, generally describe the volumes, characteristics and pre-treatment techniques of any industrial or other effluents prior to discharge from proposed industrial-related use(s). Click or tap here to enter text.
10. Provide a general description of the solid waste management system, including methods of collection and disposal, existing within the development area. Click or tap here to enter text.
11. Identify any proposed uses that are potential generators of hazardous waste. Hazardous waste has been defined by EPA as any substance that exhibits ignitable, corrosive, reactive and/or toxic properties. Identify the proper on-site handling and temporary storage procedures for any hazardous waste that may be generated on site, in accordance with local, regional, state, and federal hazardous waste programs. Discuss provisions that will be made for disposal of these hazardous materials. Click or tap here to enter text.
12. If any school facilities and/or sites within the project boundaries are proposed to be dedicated to the Manatee County School Board, the applicant shall meet with representatives from the School Board prior to submittal of the application to discuss site suitability and any other relevant issues. Please indicate when the meeting was held and the outcome of that meeting. Click or tap here to enter text.
13. Please note if you have provided the School District with the maximum number of allowable residential dwelling units and number and type of proposed dwelling units. Click or tap here to enter text.
14. Indicate any school facilities and/or sites within the project boundaries which are proposed to be dedicated to the Manatee County School Board. Describe the suitability of each proposed site dedication to support a school based on size and configuration criteria and other aspects including environmental, drainage, transportation and land use compatibility. Discuss what measures will be taken to reduce or eliminate any potential compatibility conflicts. Click or tap here to enter text.
15. Indicate any private and/or proprietary schools proposed within the project boundaries. Identify type of school, student capacity, schedule of facility utilization, and service area. In addition, for each proposed school facility, estimate the number and percentage of students drawn from individual counties. Click or tap here to enter text.
16. If any park facilities and/or sites within the project boundaries are proposed to be dedicated to Manatee County, please note if you have met with representatives from the County prior to submittal of the application to discuss site suitability and any other relevant issues. Click or tap here to enter text.
17. List any existing passive and active recreation facilities or open space areas within the development area. Indicate whether public access to these areas is currently provided. Click or tap here to enter text.
18. Indicate if any recreational areas within the development will NOT be dedicated to Manatee County. Provide information on each of these recreational areas as follows: Click or tap here to enter text.
	1. Type of recreational area (active vs. passive): Click or tap here to enter text.
	2. Acreage of the recreational area: Click or tap here to enter text.
	3. The development stage in which the recreational area would become operational: Click or tap here to enter text.
	4. The entity or entities responsible for the operation and maintenance of the recreational area: Click or tap here to enter text.
	5. The users (residents vs. open to the general public): Click or tap here to enter text.
19. Identify any proposed on-site facilities or services (e.g., land dedication for fire station, private fire protection service, built-in fire protection systems) that would be utilized to compliment public protection and safety services. Provide an estimated percentage of total service that would be provided by private fire protection services. Click or tap here to enter text.
20. Identify any proposed development that would create a demand beyond present fire flow capabilities (sustained and immediate). Indicate what steps (e.g., sprinkler system) would be taken to ensure adequate fire protection for this development. Click or tap here to enter text.
21. Identify any proposed on-site facilities or services (e.g., private security service, built-in alarm systems) that would be utilized to compliment public protection and safety services. Click or tap here to enter text.
22. Provide a breakdown of proposed land uses to be located within Category 1, 2 and/or 3 storm zones. Click or tap here to enter text.