

I.A. MANATEE, LLC
LARGE PROJECT APPLICATION NARRATIVE
SECTION 349.2 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE

A. PRE-APPLICATION

The applicant attended a Pre-Application meeting with Manatee County on May 18, 2018. A copy of the notes are included with the application package.

B. REQUIRED INFORMATION

Please see the APPENDIX: LIST OF REQUIRED MAPS AND EXHIBITS for the items outlined in LDC Section 349.2.B.1 through 349.2.B.11.

C. GENERAL PROJECT DESCRIPTION

- 1. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases of development, and expected beginning and completion dates for construction. For non-residential Large Projects, also include target dates for facility operation or utilization. If the development will have a proposed build-out date of ten (10) years or less, phasing should be shown on annual or biannual basis.**

The subject property consists of 1,129.19+/- acres of vacant land located on the southwest corner of the intersection of Buckeye Road and US 301. The property is bordered on the south by proposed project "Haval Farms" (PDMU-17-26(Z)(G)) and on the west by approved Planned Development Mixed Use Sawgrass Gateway and property zoned Planned Development Residential under McClure Properties, LLC. The area is transitioning from agricultural to suburban residential and mixed-use subdivisions.

The subject property is currently zoned General Agriculture ("A") in the North Central Overlay ("NCO") District. The Future Land Use Category of the subject property is Urban Fringe ("UF-3"). The Comprehensive Plan limits areas within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. A complement of residential support uses and in limited circumstances, community serving non-residential uses to serve more than the day to day needs of the community are permitted.

The proposed uses of single family detached, semi-detached, and attached dwelling units and two commercial parcels with a maximum of 300,000 square feet are allowable uses under the Future Land Use Category. The maximum allowable gross density under this category is 3 dwelling units per acre and the maximum net density is 9 dwelling units per acre. The proposed gross density is 2.24 dwelling units per acre (2,400 units on 1,070.19 acres). The maximum allowable Floor Area Ratio is 0.35 with a maximum square footage of 300,000 for large projects. The proposed commercial parcels provide 300,000 square feet on 59 acres for an FAR of 0.12.

The application contains a request to rezone from General Agriculture (“A”) to Planned Development Mixed Use (“PD-MU”) retaining the overlay district accompanied by a General Development Plan. The plan of development is for 2,400 residential units in a master planned community which will be built in phases over approximately 10 years. The community will allow golf cart access throughout.

The property will be split into two different residential developments, Active/Traditional (East Parcel) and Active Adult (West Parcel). Fort Hamer Road extension bisects the property and will be the dividing line between the two developments. Each residential development will be constructed in phases. The development will have the option for phases to be gated with private streets. The proposed Spine Road will be a public road. Access to the project will be from Buckeye Road, Fort Hamer Road, and US 301. Spine roads are proposed to run west to east from Buckeye Road to US 301.

The property has been actively used for agricultural purposes. There are wetlands on the property. All wetlands are proposed to have a thirty-foot buffer with fifteen-foot building setbacks. Twenty-five-foot thoroughfare buffers adjacent to Buckeye Road, Fort Hamer Road extension, and US 301 North are requested for the commercial development. A fifty-foot thoroughfare buffer will be provided for residential lots adjacent to the thoroughfares and a variable width buffer is requested where stormwater ponds are adjacent to the thoroughfares. Please see the Specific Approval request and detail on the General Development Plan.

Several amenity centers are included in the project design to meet the recreational needs of the residents, these centers could include, but are not limited to clubhouses, pools, and other outdoor facilities. Pedestrian connections will be provided throughout the development.

A proposed list of uses is included with the application package. The commercial parcels will be designed for a maximum of 300,000 square feet with the list of uses. Each commercial parcel will have access from Buckeye Road as well as the adjoining thoroughfare. Twenty-five-foot thoroughfare buffers are requested for the commercial parcels.

The application is consistent with the Comprehensive Plan, compatible with planned growth in the area, and in compliance with the Land Development Code.

Required public facilities are available to the property, as follows:

Both Water and Wastewater service will be provided by Manatee County. Unless otherwise specified, the proposed water and wastewater system will be owned and operated by Manatee County. For wastewater services, the project falls within the Manatee County North River Wastewater Treatment Plant Service Area.

Utility extensions consistent with the current Manatee County Water and Wastewater Master Plan will be required to serve the project. ZNS has coordinated and attended several meetings with Manatee County Public Works, Utility Engineering and has provided plan options for their review. We have received confirmation that, provided an effort is made to maintain the current County Water and Wastewater Master Plan, the County is not opposed to any of the options

proposed for these systems. See Exhibit C, Project Facilities Map for locations of the potential utility extensions adjacent to the subject property.

Existing Emergency Service Facilities serving the site is the Parrish Fire Control District Station, located at 12132 US 301 North in Parrish, which is 4 miles south of the site. The Manatee County Sheriff's Office serves the project with police services.

Existing Recreational Park and School Facilities: The nearest county park is Buffalo Creek Park, and is located at 7550 69th Street East. It is approximately 6 miles from the site.

Schools that serve the site are Harvey Elementary School; Buffalo Creek Middle School, and Palmetto High School. A new high school is under construction near Erie Road and Martha Road in proximity of the proposed development.

- 2. Project the 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.**

The proposed development does not anticipate low or moderate income housing units. The proposed sales prices for all units will not meet the County threshold.

- 3. If the proposed project would include low and moderate income housing units, describe how these units would be provided. Indicate what available mechanisms or incentives the applicant is seeking to achieve affordable housing within the project.**

The proposed sales price for housing units do not meet the County threshold for low or moderate income housing, therefore, no mechanisms or incentives are requested to achieve affordable housing within the project.

- 4. Provide a market study which has been prepared for the proposed commercial development. If such a study has not been prepared, describe in general terms how the overall demand for this project has been determined.**

The overall commercial demand for this project was determined using the maximum allowable neighborhood retail square footage and commercial locational criteria policies in the Future Land Use of the Comprehensive Plan. If it is determined that a market study is necessary at the time that the commercial is brought on-line, that will be negotiated with county staff at that time.

D. INDUSTRIAL USES

The applicant does not propose any industrial uses with the Planned Development Mixed Use zoning or use table.

E. ENVIRONMENTAL SYSTEMS

- 1. Native Habitats*

a. Methodology

- i. **The applicant shall use a methodology for determining on-site hydroperiods and flow conditions which has been approved by the Parks and Natural Resources Department prior to submittal of this application.**

Please refer to the Environmental Assessment prepared by Cardno.

- ii. **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.**

Please refer to the Environmental Assessment prepared by Cardno.

- iii. **Provide an analysis of historic flow conditions and hydroperiods, with seasonal water elevations, of on-site wetlands.**

Please refer to the Environmental Assessment prepared by Cardno.

b. Post-Development Conditions

- i. **Discuss how the project would not adversely affect the base flow or the periodicity of flow in water courses.**

Post condition flows will be designed to maintain existing flow patterns.

- ii. **Indicate all native habitats that will be preserved in their natural or existing state.**

Please refer to the Environmental Assessment prepared by Cardno.

- iii. **Indicate all native habitats that will be conserved. Discuss how this proposal is consistent with the Comprehensive Plan Conservation.**

Please refer to the Environmental Assessment prepared by Cardno.

- iv. **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.**

Please refer to the Environmental Assessment prepared by Cardno.

- v. **Development Phasing Plan. General breakdown in types of proposed land uses by project phase (including acreage, number of residential units and size of non-residential components.)**

Please refer to the Environmental Assessment prepared by Cardno and General Development Plan prepared by ZNS Engineering, L.C.

- c. **Conceptual Mitigation Plan for all wetlands, meeting the criteria for alterations as specified in Section 706.6.**

The project design does not propose any impacts to the wetlands. The applicant is requesting variable width wetland buffers. Where variable width buffers are needed during the Final Site Plan design, enhanced buffers will be utilized replacing the wetland buffer on a one to one ratio. Mitigation plans will have to be developed at the time of Final Construction Plans and will meet all requirements of LDC Section 706.

- d. **A list of species likely to occur or present within the development area listed as threatened, endangered, rare, unique, or of special concern.**

Please refer to the Environmental Analysis prepared by Cardno.

F. DRAINAGE

1. **Provide a general overview of existing drainage conditions, including any potential flooding and/or erosion problems.**

Please see the Basin Map (Exhibit A), which illustrates existing basin areas and drainage flow patterns for the subject property, which is in the Little Manatee River (LMR) Watershed and the Gamble Creek (GC) Watershed. According to the Manatee County Basin Criteria Map, the LMR Watershed requires no reduction in pre vs post allowable runoff rate and requires additional water quality treatment because of known nutrient impairments which deem the watershed as an "Impaired Waterbody". The GC Watershed requires a 50% reduction in allowable runoff rate and requires standard water quality treatment. Treatment and attenuation may be addressed by use of wet detention ponds, treatment swales, dry retention ponds, etc. Erosion Control devices, including rip rap and other energy dissipating devices will be permanently installed as needed to prevent erosion at outfalls and other necessary locations.

2. **Indicate that steps (i.e. a Sediment and Erosion Control Plan) will be implemented during development construction and maintenance to prevent or control soil erosion caused by wind and/or water action.**

Erosion control for the project will be provided via the installation of Best Management Practices (BMPs). BMPs may include, but may not be limited to, the installation of perimeter controls such as silt fences and berms, the placement of sod or seed over bare earth surfaces, the utilization of water trucks to control dust, and the development of an appropriate BMP maintenance and inspection schedule. Please note that all BMP plans and Erosion and Sediment Controls plans will be reviewed by the Manatee County Environmental Planning

Division staff at the time of Final Site Plan review. In addition, the following agencies must also review and approve BMP practices for the proposed project:

- SWFWMD - With submittal of the Environmental Resource Permit Application.
- Florida Department of Environmental Protection - With submittal of Notice to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

G. SURFACE WATER - EXISTING CONDITIONS

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 Parks and Natural Resources approval.**

No surface water quality monitoring stations exist on-site or in the surrounding area.

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 Parks and Natural Resources approval.**

Surface water quality assessments have been conducted by FDEP in the area. The project is located within three assessments areas. One area is Waterbody ID (WBID) 1792, Curiosity Creek. WBID 1792 is identified as having known impairments of dissolved oxygen, fecal coliform and nutrients. FDEP and SWFWMD require demonstration of net improvement in post development water quality when a site is impaired with dissolved oxygen or nutrients.

The other two assessment areas are WBID 1793, an unnamed slough located within the Gamble Creek watershed, and WBID 1810 Gamble Creek Sink. There are no verified impairments within these two assessment areas.

3. **Provide the existing annual surface water pollutant loading rates for the site based on site-specific land uses and average annual rainfall.**

The majority of the site has been used extensively for agricultural uses. The surface water pollutant loading rate for General Agriculture is 2.800 mg/L of Nitrogen and 0.487 mg/L of Phosphorus. Based on the annual average rainfall, the annual surface water pollutant loading is 1,861.6 kg/year of Nitrogen and 343.8 kg/year of Phosphorus.

H. SURFACE WATER - POST DEVELOPMENT CONDITIONS

Estimate post-development annual surface water pollutant loading rates for the site based on projected land uses, and compare with pre-development loading rates.

The proposed development will include single family residential and commercial. The surface water pollutant loading for Single Family is 2.070 mg/L of Nitrogen and 0.327 mg/L of Phosphorus. The surface water pollutant loading for Low-Intensity Commercial is 1.130 mg/L

of Nitrogen and 0.188 mg/L of Phosphorus. Combining the uses together and estimating the estimated impervious areas onsite, the estimated annual surface water pollutant loading is 3,600.4 kg/year of Nitrogen and 570.4 kg/year of Phosphorus.

The proposed stormwater management system will consist of lakes and wetlands, designed to collect and treat stormwater runoff from the project area. Stormwater treatment will meet the requirements of the SWFWMD design criteria and thus the Manatee County Land Development Code. The post-development pollutant loading rates identified above are prior to treatment. The treatment loading rates should decrease when compared to pre-development rates, as there is currently no stormwater treatment system in place for the existing agricultural operation within the project area.

I. GROUNDWATER - EXISTING CONDITIONS

- 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 Parks and Natural Resources approval.**

No existing ground water monitoring stations existing on-site at this time; however, there are ground water monitoring stations in the surrounding areas. Please refer to the attached Groundwater Quality Monitoring Exhibit (Attachment D) for the existing ground water quality monitoring locations.

The existing water quality of the groundwater conditions of the parcel are not known at the current time. The majority of the site and surrounding parcel have been used extensively for agricultural uses (i.e., row crops and cattle grazing).

Surface and ground-water monitoring plans for the development will be required to address sections 349.2(G) through (J) of the Manatee County Land Development Code. The surface and ground water monitoring plans shall be consistent with the Manatee County Parks & Natural Resources Dept (PNRD) guidance documents "Ambient Surface Water Quality Monitoring Guidelines for Large Developments" (Ver 5.3) and "Ambient Groundwater Quality Monitoring Guidelines for Large Developments" (Ver 5.3). Both the surface and ground water monitoring plans shall require submittal & approval by the Manatee County Parks & Natural Resources Dept (PNRD) prior to Preliminary Site Plan submittal. Pre-development monitoring requirements shall be met prior to groundbreaking activities. Cardno will be preparing the plans and will submit under separate cover.

J. GROUNDWATER - POST-DEVELOPMENT CONDITIONS

The groundwater monitoring program required in Section I (Groundwater-Existing Conditions) above shall continue through project build-out.

A groundwater monitoring program is proposed with sixteen proposed monitoring locations throughout the project. Surface and ground-water monitoring plans for the development will be required to address sections 349.2(G) through (J) of the Manatee

County Land Development Code. The surface and ground water monitoring plans shall be consistent with the Manatee County Parks & Natural Resources Dept (PNRD) guidance documents "Ambient Surface Water Quality Monitoring Guidelines for Large Developments" (Ver 5.3) and "Ambient Groundwater Quality Monitoring Guidelines for Large Developments" (Ver 5.3). Both the surface and ground water monitoring plans shall require submittal & approval by the Manatee County Parks & Natural Resources Dept (PNRD) prior to Preliminary Site Plan submittal. Pre-development monitoring requirements shall be met prior to groundbreaking activities. Cardno will be preparing the plans and will submit under separate cover.

K. 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.**

The Federal Emergency Management Agency (FEMA) issued updated maps for Manatee County in March 2014. The latest FEMA FIRM Panels, dated March 17th, 2014, show a portion of the site within Flood Zone A. FEMA describes Flood Zone A as:

Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

After the adoption of the new FEMA Maps, there were two other studies, Little Manatee River (LMR) Watershed & Gamble Creek (GC), conducted and adopted by the County and Water Management District. These new studies established new base flood elevations within the Watersheds, which, within this project's limits, appear to have a larger footprint than the FEMA study. Finish floor elevations will need to be set a minimum of one foot higher than the base flood elevations generated by the two studies (LMR & GC). The post development site will be implemented into the LMR and GC watershed models to show no adverse impacts to neighboring sites.

- 2. Identify all areas within the 25-yr floodplain.**

The subject property is not within the 25-year floodplain.

L. HISTORICAL AND ARCHAEOLOGICAL SITES

- 1. Describe any known historical or archaeological sites on the developed site. Provide a letter from the Department of State, Division of Historical Resources (DHR) which includes:**
 - a. A list of archaeological and historic sites located within the development site;**
 - b. the results of any site surveys; and**
 - c. whether a site survey is needed.**

Please find attached the Department of State, Division of Historical Resources letter provided by Timothy A. Parsons, Ph.D. dated September 27, 2018 determining that both 8MA2165 and 8MA2166 are NRHP-ineligible. Please also find attached the Cultural Resource Assessment Survey prepared by Cardno in May 2018 and the Phase II Testing of Site 8MA2165, Manatee County, FL prepared by Cardno in August 2018.

2. If available, indicate the results of any archaeological or historical survey conducted for the development site.

Cardno conducted a cultural resource assessment survey (CRAS) of the IA Manatee (FKA Hecht) property (LNG&CC) south of Buckeye Road and west of US 301 North in Manatee County, Florida.

The survey was conducted at the request of the Florida Division of Historical Resources (DHR) who reviewed this project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Resources*. All work was carried out in conformity with the standards contained in the DHR's *Cultural Resource Management Standards and Operational Manual* (DHR 2003). The resulting report meets specifications set forth in Chapter 1A-46, *Florida Administrative Code (FAC)*. Field survey was conducted in April 2018 with Phase II during June and July of 2018.

A review of the Florida Master Site File (FMSF) indicated that no prehistoric archaeological sites had been recorded within the project area prior to Cardno's survey and that twelve archaeological sites had been previously recorded within one mile of the project area. Previous surveys of tracts adjacent to the current project area resulted in these sites being determined ineligible for listing.

M. PUBLIC FACILITIES

1. Transportation

The applicant shall use a traffic impact assessment methodology that has been approved by the Manatee County Planning Department.

Please refer to the Transportation Analysis, prepared using an approved methodology, by Steve Henry, PE, of Lincks and Associates, Inc.

2. Water Supply

a. Provide a general description of the type of potable water system or combination of systems, available within the development area.

Potable water will be provided by Manatee County. ZNS has coordinated and attended several meetings with Manatee County Public Works, Utility Engineering and has provided plan options for their review. One option for connection is the extension of a twelve-inch water main running along Buckeye Road from Carter Road to the Fort Hamer Road extension. We have received confirmation that, provided an effort is made to maintain the current County Water Master Plan, the County is not opposed to any of the options proposed for these systems. Water pressures should be sufficient and it is

anticipated that the internal water distribution system will be looped in several locations to avoid dead-end lines and stagnant water. Please see the site plan for the locations of the existing utilities surrounding the project area.

b. Project water usage for the proposed development, in accordance with the Manatee County Comprehensive Plan Standards.

Estimated Potable Water Demand

The Manatee County Utility Flow Contribution Table was used to determine projected water use. For this analysis, the use code is Single Family (SF). The estimated potable water usage rate is 240 GPD per residential unit, and 0.12 GPD per square feet for general commercial uses. Therefore, the estimated potable water usage rate for the project is shown below:

Land Use	Units	Potable Water Average Daily Flow (GPD)	Total
Residential	2,400	240 GPD/UNIT	576,000 GPD
General Commercial	300,000 sq. ft.	0.12 GPD/SQ. FT.	36,000 GPD
TOTAL Potable Water Average Daily Flow (GPD)			612,000 GPD

The potable water demand is based on the Manatee County Utility Flow Contribution Table.

3. Non-Potable Water - Existing Conditions

Provide a general description of the type of non-potable water system (e.g., private wells) existing within the development area.

The subject property under consideration for development is entirely within the boundary of WUP No. 13354.1, as shown on the General Development Plan, which is currently granted to:

Hecht Manatee Properties, LTD
401 NW 38th Ct
Miami, FL 33126

The total quantities assigned to the WUP are as follows in gallons per day (gpd):

Annual Average (AA)	3,048,000 gpd
Peak Month (PM)	4,748,000 gpd
Drought Annual Average	3,048,000 gpd
Crop Protection/Maximum	16,930,100 gpd

4. Non-Potable Water - Post-Development Conditions

a. Project 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.

Non-potable water will be utilized for irrigation of the home landscapes, buffer and common areas. The anticipated non-potable water demand will be approximately 24,000 GPD with an assumed application rate of ¾ inch per week over all landscaped areas within the project. Internal irrigation mains will be constructed as part of the infrastructure improvements for each phase of the development.

- b. 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.**

The anticipated non-potable water source for the project will be the existing well. The maximum anticipated pumping rate for the irrigation well will be determined based upon availability of the Manatee County reclaimed water sources. If a reclaimed line is within reasonable distance at the time of development, the project will connect.

5. Wastewater Management

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)).

Wastewater service will be provided by Manatee County. The project is serviced by the Manatee County North River Wastewater Treatment Plant Service Area.

The entire site will be served by a gravity system which will flow to a series of lift stations located within the project limits. The lift station furthest downstream will be designed to provide capacity for the entire project before connecting to the existing system. ZNS has coordinated and attended several meetings with Manatee County Public Works, Utility Engineering and has provided plan options for their review. One option is to extend a sixteen-inch force main along Buckeye Road from Carter Road to the Fort Hamer Road extension. We have received confirmation that, provided an effort is made to maintain the current County Wastewater Master Plan, the County is not opposed to any of the options proposed for these systems. Final determination of the closest connection point will be determined at the time of Final Site Plan application for approval.

6. Wastewater Management - Post-Development Conditions

- a. Project wastewater generation for the proposed development by land use classification. These projections are to be based on County infrastructure standards.**

Estimated Wastewater Demand

The Manatee County Flow Contribution Table was used to project wastewater generation. For this analysis, the code was Single Family (SF). The estimated wastewater generation for SF is 240 GPD per single family residence, and for general commercial is 0.10 GPD per square foot. Therefore, the estimated wastewater usage rate for the project is shown below:

Land Use	Units	Wastewater Average Daily Flow (GPD)	Total
Residential	2,400	240 GPD/UNIT	576,000 GPD

General Commercial	300,000	0.1 GPD/SQ.FT.	30,000 GPD
TOTAL Wastewater Average Daily Flow (GPD)			606,000 GPD

The wastewater demand is based on the Manatee County Utility Flow Contribution Table.

- b. 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).**

No industrial uses are proposed with this project.

7. *Solid Waste Management*

- a. Provide a general description of the solid waste management system, including methods collection and disposal, existing within the development area.**

Solid waste management will be provided by Manatee County's contract hauler, with service to individual homeowners. Properly sized and located dumpsters will be made available for the proposed recreational areas and proposed commercial parcels.

- b. 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 waster 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.**

No industrial uses or uses that are potential hazardous waste material generators, as defined by the EPA, are proposed with this application.

8. *Education*

- a. 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.**

No school facilities and/or sites within the project boundaries are proposed to be dedicated to the Manatee County School Board.

- b. Provide the School District with the maximum number of allowable residential dwelling units and number and type of proposed dwelling units.**

Maximum number of allowable residential units is 2,400. There are 1,450 unit proposed in the Active/Traditional development on the east parcel. There will be 250 townhomes (single family attached) and 1,200 single family detached units. There are 950 residential units proposed as Active Adult development on the west parcel. There will be 250 semi-detached residential units and 700 single family detached units.

- c. **Provide a Preliminary School Report from the School District identifying the following:**
- i. **The projected number of students to be generated from the development;**
 - ii. **School Attendance Zones;**
 - iii. **School Service Area (SSA);**
 - iv. **Planned School Capital Improvements that may serve the development area;**
 - v. **A Preliminary School Concurrency Analysis; and**
 - vi. **Other school related impacts from the proposed development.**

Please refer to the attached letter submitted to the Manatee County School Board dated March 5, 2019 requesting this information. We are awaiting a determination from Manatee County School Board with a Preliminary Analysis.

- d. **Indicate any school facilities and/or sites within the project boundaries which are proposed to be dedicate 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.**

No school facilities and/or site are proposed within the project boundaries.

- e. **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.**

No private and/or proprietary schools are proposed within the project boundaries.

9. *Recreation*

- a. **If any park facilities and/or sites within the project boundaries are proposed to be dedicated to Manatee County, the applicant shall meet with representatives from the County's Parks and Natural Resources Department prior to submittal of the application to discuss site suitability and any other relevant issues.**

No public park facilities or sites within the project boundary are proposed to be dedicated to Manatee County.

- b. **Inventory any existing passive and active recreation or open space areas within the development area. Indicate whether public access to these areas is currently provided.**

Within proximity of the project site, there are public parks operated by Manatee County Parks and Recreation Department:

Buffalo Creek Park is located 6.2 miles to the southwest of the subject site. Buffalo Creek Park amenities include baseball, football, and soccer fields with concessions; canine parks; playgrounds; and picnic tables with a multi-purpose trail.

To the west of the site are the Gamble Plantation Historical State Park, the Blackburn Tennis Courts, and the Highland Shores Boat Ramp.

The Fort Hamer Park and Rowing Facility is located approximately seven miles to the south along the Manatee River. Fort Hamer facilities include a boat ramp, dock, pavilion, picnic tables and a rowing facility.

- c. **Indicate any recreational areas within the development that would not be dedicated to Manatee County. Provide information on each of these recreational areas as follows:**
- i. **Type of recreational area (active vs. passive);**
 - ii. **Acreage of the recreational area;**
 - iii. **The development stage in which the recreational area would become operational;**
 - iv. **The entity or entities responsible for the operation and maintenance of the recreational area; and**
 - v. **The users (residents vs. open to the general public).**

All of the proposed recreational areas on the site will be restricted to use by the residents only. No specific facility sizes have been determined at this time. Timing for the construction of the recreational areas will be dependent on the phasing of the residential development. The developer will initially construct and operate the facilities until such time as they are turned over to the homeowner's association.

10. Emergency Services

Provide a letter of service availability and capacity from the appropriate ambulance service for the proposed project. This letter should contain a statement of the ambulance service's ability to provide service with adequate emergency response time as the project is currently phased.

Please refer to the letter submitted to Manatee County Public Safety Department dated March 5, 2019, included with this application. We are awaiting a determination from Manatee County Public Safety Department on whether an adequate response time will be maintained for the development.

11. Fire Protection

- a. **Provide correspondence from the appropriate fire protection agency indicating: (1) whether or not the present facilities and manpower of the department are capable of serving the project with adequate emergency response times as the project is currently phased, and (2) what additional manpower and equipment the project would require.**

Please refer to the letter from Parrish Manatee Fire Rescue District dated March 7, 2019, included with this application.

- b. **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.**

No on-site facilities or private fire protection services are proposed.

- c. 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.**

The property is located in the Parrish Fire District. Fire hydrant flow tests will be conducted at existing hydrants at the time of final design to ensure water pressures are sufficient. It is anticipated that the internal water distribution system will be looped in several locations to avoid dead-end lines.

Fire protection will be provided in the development that will meet the Manatee County LDC requirements. Fire hydrants will be spaced throughout the development in accordance with LDC requirements. Due to the close proximity of the existing transmission water main, it is not anticipated that the proposed project will create a demand beyond the present fire flow capabilities.

12. Police Protection

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.

No on-site facilities or private police protection services are proposed. Homeowners may provide private security services and built-in alarm systems.

13. Hurricane Evacuation

Provide a breakdown of proposed land uses to be located within Category 1, 2 and/or 3 storm zones.

The subject property is not located within an identified Category 1, 2, or 3 storm or evacuation zone.

I. APPENDIX: LIST OF REQUIRED MAPS AND EXHIBITS

The following required information is included within the General Development Plan, located within the "Maps" section of the Appendix:

- Recent aerial photo, including at one (1) foot contours (for areas within five hundred (500) feet of project boundaries). (Please see attached Exhibit E.)
- Topographic map at one (1) foot contours (for areas within five hundred (500) feet of project boundaries). (Please see attached Exhibit F.)
- Map showing existing land uses within the development area and adjacent land within five hundred (500) feet of the project boundaries. (Note: all above information may be combined on a single map or aerial photo, if appropriate.) (Please see the enclosed General Development Plan.)
- Master Development Plan for site, including a breakdown (acreage and percentages) of the types of proposed land uses; rights-of-way (major roads); open space areas; general areas of stormwater retention; acreage and number of proposed residential units for each parcel, acreage and size (square feet) of each non-residential component of the project. (Please see the enclosed General Development Plan.)
- Development Phasing Plan depicting general breakdown in types of proposed land uses by project phase (including acreage, number of residential units and size of non-residential components).
- An existing drainage map. Indicate on this map existing basin/subbasin boundaries, drainage flow directions, drainage easements, discharge points, natural creeks, manmade canals, lakes, other waterbodies, drainage structures (both on-site and within one (1) mile downstream), coastal construction control lines, DEP jurisdictional lines, floodplains and floodways, as determined by FEMA and any other studies available through the Engineering Division of the Public Works Department. (Please see attached Exhibit A.) Summarize in tabular form on this map the following information:
 - a. Basin area(s), slope(s) and length(s);
 - b. Acreage and percent impervious coverage for each basin;
 - c. Acreage and percent directly connected impervious coverage for each basin;
 - d. Acreage and percent wetland/depression surface coverage for each basin; and
 - e. Wetland/depression storage capacity within each basin.
- General overview of existing drainage conditions, including any potential flooding and/or erosion problems.
- Indicate any surface water/groundwater quality monitoring stations existing on and near the development.
- Provide the existing surface water pollutant loading rates for the site based on site specific data and/or literature sources.
- Map showing areas within the 25-year floodplain.
- A map or list identifying any locations of existing public facilities (e.g., water supply, wastewater treatment, transportation facilities, recreational parks, schools, etc.) which would serve the project site.
- A map showing future improvements necessitated by the proposed development (e.g., water supply, wastewater treatment, transportation facilities, emergency service facilities, recreational parks, school, etc.).

The following required information is contained within the "Environmental" Section of the Appendix:

- An existing native habitat map or list. Indicate on this map or list, acreage for each native habitat area lying within the project site. (Post Development FLUCFCS Map) (Please see attached Environmental Exhibit A.)
- A native habitat preservation, alteration and mitigation plan. Indicate on this map acreage of each native habitat area to be preserved, conserved, altered or mitigated, if applicable (FLUCFCS Map). Provide on this map a summary of native habitat acreage to be preserved, conserved, and mitigated by habitat type. (Please see attached Environmental Exhibit B.)
- Preliminary Wetlands Delineation. (Wetland Delineation Specific Purpose Survey). (Please see attached Environmental Exhibit C.)

The following required information is contained within the "Transportation" section of the Appendix:

- A map or list of the roadway segments and intersections included within the transportation impact areas. (Please see attached Traffic Exhibit A.)
- A map or table showing existing peak-hour peak-season traffic volume and level of service conditions on the roadway segments and intersections within the transportation impact area. (Please see attached Traffic Exhibit B.)
- A map (or map series) showing projected development generated traffic (daily and peak-hour by development phase) on the roadway segments and intersections within the transportation area. (Please see attached Traffic Exhibit C.)
- A map (or map series) showing projected peak-hour peak-season traffic volume and level of service conditions on the roadway segments and intersections within the transportation impact area (by development phase), excluding traffic generated by the proposed development project. (Please see attached Traffic Exhibit D.)
- A map (or map series) showing projected peak-hour peak-season traffic volume and level of service conditions on the roadway segments and intersections within the transportation impact area (by development phase), including the traffic generated by the proposed development project. (Please see attached Traffic Exhibit E.)