

LARGE PROJECT APPLICATION INFORMATION IN CONFORMANCE WITH SECTION 349.3 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE

I. GENERAL PROJECT DESCRIPTION

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.

The subject property is comprised of approximately 545 acres of vacant land located on the east side of Lorraine Road, north of 59th Avenue East, and on the west side of Uihlein Road. The property will be bounded on the north, west and south by future roadways known as 44th Avenue East, Uihlein Road and Rangeland Parkway. The property is currently zoned A (General Agriculture) in the WPE (Evers Reservoir Watershed Protection Overlay) and ST (Special Treatment Overlay) and the Future Land Use Category is MU-C (Mixed Use-Community) with the WO (Watershed Overlay) also encompassing the majority of the property. The Comprehensive Plan envisions major centers of suburban and urban activity within this Future Land Use Category and the development of high quality environment for living, working, and visiting. The property is also included in the Sub Areas of MU-C/R (Mixed Use-Community/Residential), MU-C/AC-1 and AC-3 (Mixed Use-Community/Activity Center 1 and 3) which includes in the range of potential uses suburban or urban density residential developments with a gross residential density of 3 dwelling units per acre.

The application contains a request to rezone from A/WPE/ST to PDR/WPE/ST (Planned Development Residential) accompanied by a General Development Plan (“GDP”). There is also an approved Local Development Agreement (“LDA”) with the County that is associated with the NE Quadrant of Schroeder Manatee Ranch. The project lands are identified as one of the development pods within the NE Quadrant. Concurrency will be requested as a part of the GDP application, pursuant to the approved LDA.

The plan of development for the subject property is for 1,500 residential units in a master planned community. The development will be built in phases over an approximate ten year period. The GDP requests approval for single family detached and single family attached as well as single family semi-detached dwelling units. The GDP also indicates that a Personal Wireless Facility (i.e. Cell Tower) is an allowable use. The site plan does indicate a specific location on the southeastern portion of the property along future Rangeland Parkway and the applicant recognizes there may be additional requirements and/or a process to grant approval. The GDP illustrates separate phases, however, there are not time periods associated with these areas of development in order to allow the development to maintain market flexibility. The community is planned to have private streets, which may be gated at the option of the developer, with access to the future Uihlein Road and the future extension of 44th Avenue East and Rangeland Parkway.

II. ENVIRONMENTAL SYSTEMS

Native Habitats

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.

Hydroperiods for onsite wetlands were determined using seasonal high water (SHW) and normal pool (NP) elevations which were established in the field and reviewed by SWFWMD as part of a formal wetland determination recently approved under SWFWMD Petition No. 42043286.000. Flow conditions and drainage patterns have also been established by Kimley-Horn and Associates, Inc. using published data and topographic lidar.

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.

Native habitat assessments are addressed in detail in the updated Environmental Assessment Report (April 2018) prepared by Environmental Consulting & Technology, Inc.

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

Based on a review of historic aerials, the historic wetland water flow appears to be similar to the existing flow patterns within the site. Currently, water from wetlands located in the pasture areas flows toward the Braden River tributary (FLUCFCS Code 510H) and its adjacent wetlands. From here, water flows in a west-southwest direction and leaves the site through culverts constructed under SR 70. Exhibit I of the Environmental Assessment Report depicts the current direction of water flow within the site.

*PAI set water level nails on the Project site in September 2014. The nail elevations were subsequently surveyed by ZNS. The nails mark biological indicators of seasonal water levels. These biological indicators include top adventitious rooting on wax myrtle (*Myrica cerifera*) and top of stain lines/bottom of moss lines on laurel oak (*Quercus laurifolia*) and black gum (*Nyssa sylvatica*) trees. The nail elevations represent seasonal high water levels. The approximate location and elevations of the biological indicators marked are depicted on Exhibit I of the updated Environmental Assessment Report (April 2018). The nail elevations have not been reviewed or approved by the Southwest Florida Water Management District (SWFWMD). It should be noted that nail sets WL 7 and WL 8 are located within the floodplain of the Braden River tributary (FLUCFCS Code 510H) and may not reflect water elevations during certain storm events*

Post-Development Conditions.

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

The project will be designed such that the post-development condition flows will mimic and maintain existing flow patterns so as not to adversely impact base flow in water courses. The design of the stormwater management system will be in accordance with County and State land development criteria and be reviewed by Manatee County Engineering staff during the Final Site Plan and Construction Plan Review permitting processes.

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

Please refer to the updated Environmental Assessment Report (April 2018) prepared by Environmental Consulting & Technology, Inc. for details on native habitat preservation.

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 Report (April 2018) prepared by Environmental Consulting & Technology, Inc. for details on native habitat conservation efforts.

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.

All wetlands will be preserved in entirety as depicted on the General Development Plan. Please refer to the Environmental Assessment Report (April 2018) prepared by Environmental Consulting & Technology, Inc. for more detail on wetland preservation efforts.

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 General Development Plan for general breakdown of proposed land uses for the project.

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

Mitigation is not required since no wetland impacts are proposed. Please refer to the Environmental Assessment Report (April 2018) prepared by Environmental Consulting & Technology, Inc. for more detail on wetland preservation efforts.

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

Listed species are discussed in detail in the Environmental Assessment Report (April 2018) prepared by Environmental Consulting & Technology, Inc.

III. DRAINAGE

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

Please see the Basin Map and General Topography Map (Exhibits A and B respectively), which illustrates existing basin areas and general drainage flow patterns for the subject property. The property is located within the Braden River Watershed and the Mill Creek Watershed. The northern portion of the property drains to the Mill Creek, the southeastern portion of the property drains to a tributary of the Braden River and the southwestern portion of the property drains to Wolf Slough, which drains to the Braden River.

According to the Manatee County Basin Criteria Map, the Braden River Watershed requires a 25% reduction in allowable runoff rate for the 25-year/24-hour storm event and requires 150% water quality treatment; and the Mill Creek Watershed requires a 50% reduction in allowable runoff rate for the 25-year/24-hour storm event.

Treatment and stormwater attenuation may be addressed by use of wet detention ponds, treatment swales, dry retention ponds, etc. In addition, floodplain compensation ponds will be constructed to mitigate for any floodplain impacts. 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.

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.

Sediment and erosion control for the project construction will be provided through the use of Best Management Practices (BMPs) including, but not limited to: silt fence, floating turbidity barriers, inlet protection devices, hay bales, stabilized construction entrances, sedimentation sumps / basins, seeding and sodding of disturbed areas, the use of water trucks for dust control, and the development of a SWPPP including appropriate maintenance and inspection procedures. Please note that BMP plans and Erosion and Sediment Controls plans will be reviewed by the Manatee County Environmental Planning Division, the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination Service (NPDES).

IV. SURFACE WATER

Existing Conditions

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 & Natural Resources approval.

Acknowledged. Environmental Consulting & Technology (ECT), Inc. met with Manatee County Parks & Natural Resources staff on January 4, 2018 to discuss surface water and ground water monitoring requirements for this site. Stantec Consulting Services, Inc. also attended on behalf of Schroeder-Manatee Ranch (SMR) since they oversee SMR's water quality monitoring program

and have already established baseline water quality conditions in some areas in and around the NE Sector. Following that meeting, ECT submitted a Water Quality Monitoring Plan to Manatee County Parks & Natural Resources Department on February 16, 2018 which addresses both surface water and groundwater monitoring requirements. The Water Quality Monitoring Plan was approved by Manatee County on March 8, 2018 as shown in the enclosed concurrence letter and ECT initiated pre-development monitoring in March 2018.

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 & Natural Resources approval.

Acknowledged. The approved surface water quality monitoring plan addresses baseline pre-development conditions to determine the impairment status of the watershed.

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

PRE-DEVELOPMENT POLLUTANT LOADING					
Land Use	Size (AC.)	Total Nitrogen		Total Phosphorus	
		EMC (mg/l)	Annual Mass Loading (kg/year)	EMC (mg/l)	Annual Mass Loading (kg/year)
PASTURE	522.44	3.51	1274.07	0.686	249.01
WETLAND	22.57	1.15	18.03	0.055	0.86
TOTAL =	545.01		1292.11		249.87

Notes:

1. EMC = Event Mean Concentration. Values were used from the University of Central Florida Stormwater Management Academy's Stormwater BMP Treatment Trains (BMPTRAINS ©) spreadsheet, version 8.6 for the specified land uses.
2. Annual Mass Loading calculation based on 52 inches of average annual rainfall.

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.

POST-DEVELOPMENT POLLUTANT LOADING (PRE-TREATMENT)					
Land Use	Size (AC.)	Total Nitrogen		Total Phosphorus	
		EMC (mg/l)	Annual Mass Loading (kg/year)	EMC (mg/l)	Annual Mass Loading (kg/year)
WETLAND	22.57	1.15	18.03	0.055	0.86
WATER	90.66	0	0.00	0	0.00
SINGLE-FAMILY RES.	431.78	2.07	1786.54	0.327	282.22
TOTAL =	545.01		1804.57		283.08

Notes:

1. EMC = Event Mean Concentration. Values were used from the University of Central Florida Stormwater Management Academy's Stormwater BMP Treatment Trains (BMPTRAINS ©) spreadsheet, version 8.6 for the specified land uses.
2. Annual Mass Loading calculation based on 52 inches of average annual rainfall.

POST-DEVELOPMENT POLLUTANT LOADING (POST-TREATMENT)					
Land Use	Size (AC.)	Total Nitrogen		Total Phosphorus	
		EMC (mg/l)	Annual Mass Loading (kg/year)	EMC (mg/l)	Annual Mass Loading (kg/year)
WETLAND	22.57	1.15	18.03	0.055	0.86
WATER	90.66	0	0.00	0	0.00
SINGLE-FAMILY RES.	431.78	2.07	1071.92	0.327	98.78
TOTAL =	545.01		1089.96		99.64

Notes:

1. EMC = Event Mean Concentration. Values were used from the University of Central Florida Stormwater Management Academy's Stormwater BMP Treatment Trains (BMPTRAINS ©) spreadsheet, version 8.6 for the specified land uses.
2. Annual Mass Loading calculation based on 52 inches of average annual rainfall.
3. Pollutant removal efficiencies of 40% and 65% for nitrogen and phosphorus are applied to Pre-Treatment loadings based on use of wet detention.

V. GROUNDWATER

Existing Conditions

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 & Natural Resources approval.

Acknowledged. Environmental Consulting & Technology, Inc. (ECT) met with Manatee County Parks & Natural Resources staff on January 4, 2018 to discuss surface water and ground water monitoring requirements for this site. ECT submitted a Water Quality Monitoring Plan to Manatee County Parks & Natural Resources Department on February 16, 2018 which addresses both surface water and groundwater monitoring requirements. The plan was approved by Manatee County on March 8, 2018 as shown in the enclosed concurrence letter and ECT initiated pre-development monitoring in March 2018

Post-Development Conditions

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

Acknowledged. The approved water quality monitoring plan addresses ongoing groundwater monitoring requirements required through project build-out.

VI. FLOODPLAINS

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 majority of the project is located within flood zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Nos. 12081C0334E and 12081C0355E for Manatee County with an effective date of March 17, 2014. There are three (3) isolated areas on the property which lie within flood zone A with no base flood elevations determined. These areas correlate with two of the on-site wetland areas (NE-WL-27 and NE-WL-30) and an on-site cattle pond. No filling impacts or project infrastructure are proposed within the on-site wetlands and therefore minimal impacts to the FEMA regulatory floodplain are anticipated with this project.

Portions of the project site are located within areas of flooding during the 100-year / 24-hour storm event based on the adopted Braden River Watershed Study dated March 2012 and preliminary Mill Creek Watershed studies. Many of these areas of flooding are located within the existing wetlands and the existing agricultural ditches. There are two (2) areas of on-site ponding which are created due to the existing agricultural operations creating berms between the sod farming operations. The limits of 100-year floodplain will be further evaluated and coordinated with County Stormwater Department staff based on site specific topography and hydraulic analysis during the Final Site Plan stage.

Finished floor elevations for the project will be set a minimum of one foot higher than the base flood elevations as determined during the project Final Site Plan and Construction Plan Review process. In order to compensate for any impacts to the 100-year floodplain, floodplain compensation ponds will be constructed in accordance with Manatee County and State land development design criteria.

Identify all areas within the 25-year floodplain.

Portions of the project site are located within areas of flooding during the 25-year / 24-hour storm event based on the adopted Braden River Watershed Study dated March 2012 and preliminary Mill Creek Watershed studies. Many of these areas of flooding are located within the existing wetlands and the existing agricultural ditches. There are two (2) areas of on-site ponding which are created due to the existing agricultural operations creating berms between the sod farming operations. The limits of 25-year floodplain will be further evaluated and coordinated with County Stormwater Department staff based on site specific topography and hydraulic analysis during the Final Site Plan stage.

VII. HISTORICAL AND ARCHAEOLOGICAL SITES

Describe any known historical or archaeological sites on the development site. Provide a letter from the Department of State, Division of Historical Resources (DHR) which includes: A list of archaeological and historic sites located within the development site; the results of any site surveys; and whether a site survey is needed. If available, indicate the results of any archaeological or historical survey conducted for the development site.

An archaeological survey was conducted by Panamerican Consultants, Inc. (PCI) in June 2017. PCI conducted a Cultural Resource Assessment Survey (CRAS) that resulted in the recordation of a prehistoric site; however, due to the absence of diagnostic artifacts and a lack of further research potential, Site 8MA2100 is recommended as ineligible for listing on the National Register of Historic Places (NRHP). Based on the results of the investigation, the Florida Department of Historical Resources (DHR) determined this project will not have an effect on sites or properties that have historical, cultural, or sacred significance, or that otherwise meet the minimum criteria for NRHP listing. As a result, no further archaeological work was recommended by the DHR. Correspondence from Department of Historical Resources is provided as Exhibit "E".

VIII. PUBLIC FACILITIES

Transportation

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

Please refer to email correspondence with Mr. Clarke Davis dated November 30, 2017 and attached as Exhibit "F"

Water Supply

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

Potable water service will be provided by Manatee County. The on-site potable water distribution system will include a network of 6-inch, 8-inch, 10-inch and 12-inch water mains along the internal roads with connections to the future 12-inch water mains to be located along the adjacent future roadways: 44th Avenue East (south side of right-of-way), Uihlein Road (east side of right-of-way), and Rangeland Parkway (south side of right-of-way). The final locations of the connection points will be coordinated with Manatee County Utilities during the Final Site Plan and Construction Plan Review permitting.

The Lakewood Ranch Stewardship District is currently in the process of design, permitting, and construction of these future roadway segments adjacent to the project. As a part of the future roadway construction projects, potable water mains, wastewater force mains, and irrigation distribution mains will be constructed in accordance with the Master Utility Plan for the overall Northeast Sector.

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

ESTIMATED POTABLE WATER DEMAND			
Description	Units	Rate GPD/Unit	Total
SINGLE FAMILY DETACHED	990	240	237,600
SINGLE FAMILY ATTACHED	510	240	122,400
Total Potable Water Average Daily Flow (GPD) =			360,000

The potable water demand is based on the 2017 Manatee County Utility Flow Contribution Table.

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.

Braden River Utilities will provide irrigation service to the property. Internal irrigation mains will be constructed as part of the infrastructure improvements for each phase of the development.

It should be noted that the site does contain a total of three (3) existing irrigation wells (DID 15, DID 16, DID 55) which are currently used for SMR's agricultural operation and are permitted by SWFWMD under Water Use Permit (WUP) No. 20007846.028. However, these wells will not be used as the irrigation source for the development. The onsite wells may need to be capped as part of this modification in which case the allowed water use quantities associated with those wells may be transferred elsewhere on the ranch. Alternatively, SMR may choose to keep the wells as a standby source if the site plan can be designed around them.

Post-Development Conditions

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.

Irrigation demand was quantified based on the conceptual site plan using the SWFWMD irrigation demand estimating tool AGMOD.Net. The AGMOD program takes into consideration the project location (SWUCA), soil type, irrigation crop type, irrigated acres, and irrigation method. Based on the Soil Survey of Manatee County, Myakka Fine Sand is the predominant soil type on the project site. This soil type is characteristically poorly drained with the water table being less than 10 inches below land surface for 1-4 months per year; with extended droughts having the water level >40 inches below land surface. This soil type is suitable for improved Bahia grass, according to the survey which is the main crop it supports now. General assumptions were applied for the irrigation crop type (lawn and landscape) and irrigation method (spray over plants), but irrigation acreage was estimated based on the Conceptual Site Plan by measuring the common areas and a conservative percentage of the residential lots (48%) to account for the house, driveways and other impervious features. The total residential lot area is approximately 224 acres, yielding an irrigated area of approximately 108 acres. The common areas measure approximately 55 acres and were assumed to be 100% irrigated. The total irrigated acres are therefore assumed to be 163 acres of lawn and landscape. Using these assumptions, AGMOD.Net tool estimated the following irrigation demand in gallons per day (gpd):

- *341,100 gpd annual average (5 in 10-year drought)*
- *864,000 gpd peak month (May)*

The AGMOD.Net typically overestimates irrigation demand needed by lawn and landscape. Therefore, irrigation demand estimates are conservative.

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.

Two storage ponds will need to be located on the subject properties to store the irrigation water blend for re-pumping to the golf course and residential landscaping. To estimate the size of the storage pond needed the volume needed during the peak month (PM) was used. In order to store the combined PM for the golf course and residential landscaping needed for a week in a single pond with a storage volume of 14,058,450 gallons (1,879,472 cubic feet) is needed. If 3 feet of storage freeboard is available then a 14-acre pond would be required. A 43 acre pond(s) would be required for 1 foot of freeboard. A 6 acre pond could store a single day's irrigation requirement within a foot of water depth.

Irrigation ponds with repump stations will be required for both communities. Location and sizing will be determined at the time of Construction Plan submittals.

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 located within the Manatee County Southeast Service Area which is serviced by the Southeast Water Reclamation Facility.

The development will be served by a wastewater collection / transmission system including gravity collection mains flowing to a series of lift stations located within the property. The lift stations will pump the wastewater into on-site wastewater force mains that will flow into a future 24-inch force main which is to be constructed along the north side of 44th Avenue East. This 24-inch force main has been sized for the future developments within the Northeast Sector as a part of the overall Northeast Sector Master Utility Plan prepared by the Lakewood Ranch Stewardship District.

The Lakewood Ranch Stewardship District is currently in the process of designing, permitting, and construction of the future roadway segments adjacent to the project. As a part of the future roadway construction projects, potable water mains, wastewater force mains, and irrigation distribution mains will be constructed in accordance with the Master Utility Plan for the overall Northeast Sector. The extension of 44th Avenue East and its associated utility infrastructure identified in the Master Utility Plan will be constructed prior to the construction of this project. The final locations of the force main connection points will be coordinated with Manatee County Utilities during the Final Site Plan and Construction Plan Review permitting.

Post-Development Conditions

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

ESTIMATED WASTEWATER DEMAND			
Description	Units	Rate GPD/Unit	Total
SINGLE FAMILY DETACHED	990	255	252,450
SINGLE FAMILY ATTACHED	510	255	130,050
<i>Total Wastewater Average Daily Flow (GPD) =</i>			<i>382,500</i>

The wastewater demand is based on the 2017 Manatee County Utility Flow Contribution Table.

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).

Not applicable as there are no proposed industrial uses within this project.

Solid Waste Management

Provide a general description of the solid waste management system, including methods of 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.

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 waste programs. Discuss provisions that will be made for disposal of these hazardous materials.

There are no uses that are anticipated to be generators or hazardous waste proposed with the project.

Education

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

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.**

Manatee County School Board staff participates as a member of the Development Review Committee and will prepare the above information upon payment of the review fee by the applicant.

Recreation

Inventory 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.

Within a 5 mile radius of the development site there are at least 3 public parks operated by Manatee County Parks and Recreation Department and 1 public park operated by the State of Florida.

Lakewood Ranch Park

REVISED 8.16.2018

Lakewood Ranch Park is a 148 acre park with the following amenities: Baseball Fields (lighted), Basketball Courts (lighted), Batting Cages, Benches, Bleachers, Concessions, Football Field (lighted), Little League Fields (lighted), Pavilion, Picnic Tables, Playgrounds, Press Box, Racquetball (3-wall), Rest Rooms, Soccer Fields (lighted), Softball, Fields (lighted), Tee Ball Field, Tennis Courts - Hard (lighted), Trash Receptacles, and Water Fountains.

Greenbrook Park

Greenbrook Park is an 18 acre park with the following amenities: Benches, Bike Rack, Grills, Pavilion, Picnic Tables, Playground, Restrooms, Soccer/Football Field, Trash Receptacles, and Water Fountains.

Country Club East Park

Country Club East is a 15 acre park with the following amenities: Benches, Pavilions, Picnic Tables, Playground, Restrooms, Soccer/Football Field, Trash Receptacles, and Water Fountains.

Lake Manatee State Park

Lake Manatee State Park is a 570 acre park with the following amenities: Camp Sites, Playground, Pavilion, Picnic Areas (grills, tables) Swimming Beach, Equestrian Trails, Restrooms, Boat Ramp, Shower Stations, Nature Trails, and Water Fountains.

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: Type of recreational area (active vs. passive); acreage of the recreational area; the development stage in which the recreational area would become operational; the entity or entities responsible for the operation and maintenance of the recreational area; and the users (residents vs. open to the general public).

There will be amenity facilities consistent with the planned market sector for the homes. These amenity facilities will be private and operated and maintained by the homeowners association. At this stage, the timing and exact location as well as the planned facilities are not finalized.

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 email from Manatee County Public Safety Department dated December 21, 2017 located in the Appendix as Exhibit "G". Manatee County has determined that an adequate response time will be maintained for the development.

Fire Protection.

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 East Manatee Fire Rescue District dated December 26, 2017 located in the Appendix as Exhibit "H". The District has determined that the project can be adequately served.

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.

Not Applicable.

Identify any proposed development that would create a demand beyond present fire flow capabilities (sustained or immediate). Indicate what steps (e.g., sprinkler system) would be taken to ensure adequate fire protection for this development.

There are no proposed uses that would create a fire flow demand beyond the fire flow capabilities of the future potable water distribution system.

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 safety facilities or services are currently planned. Roads are planned to be private and gated. Individual homes may be prewired for elective use of private alarm systems.

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 Evacuation Zone.