

**REVISED FEBRUARY 11, 2020**

**LARGE PROJECT APPLICATION INFORMATION IN CONFORMANCE WITH SECTION 321.1.C 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. For non-residential Large Projects, also 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.**

*The subject property is comprised of approximately 699.5 acres of vacant land located on the north side of 44<sup>th</sup> Avenue East. The property will be bounded on the east and west by future roadways known as Bournside Boulevard and Uihlein Road. The property is currently zoned A (General Agriculture) and the Future Land Use Category is MU-C (Mixed Use-Community) with a small area of the eastern project boundary in the WO (Watershed Overlay) for Lake Manatee Reservoir. 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) and MU-C/AC-1 (Mixed Use-Community/Activity Center 1) which includes in the range of potential uses suburban or urban density residential developments with a maximum gross residential density of 3 dwelling units per acre.*

*The application contains a request to rezone from A to PDR (Planned Development Residential) accompanied by a General Development Plan (“GDP”). Associated with this application is a request for concurrency, which has been addressed through a Local Development Agreement between Manatee County and the landowner, SMR Northeast, LLC.*

*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 seven-year period. The GDP requests approval for single family detached, single family attached, single family semi-detached and multi-family dwelling units. The GDP illustrates separate phases, however, there are no 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 full access to the future Uihlein Road, 44th Avenue East and Academic Avenue.*

**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.**

*Not applicable as the project only proposes residential development.*

**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 project does not include plans for low or moderate income housing units.*

**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.**

*Not applicable as the project only proposes residential development.*

## **II. 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).**

*Not applicable as the project only proposes residential development.*

## **III. ENVIRONMENTAL SYSTEMS**

### **Native Habitats**

**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.**

*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 the Southwest Florida Water Management District (SWFWMD) as part of a Formal Determination of Wetlands and Other Surface Waters. Flow conditions and drainage patterns have also been established by Stantec Consulting Service Inc. using published data and topographic lidar as reflected on the enclosed Existing Drainage Map, sheet 6 of the General Development Plans.*

**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 Environmental Assessment Report prepared by Environmental Consulting & Technology, Inc. (ECT) dated November 2019. Most native upland habitats were cleared on this site back in the 1970's and were converted to agricultural use so most of the existing habitats that remain onsite consist of wetlands which are being preserved.*

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

*Waldrop Engineering, P.A. has prepared a drainage map that shows existing drainage patterns and flow conditions using topographic lidar. Hydroperiods for onsite wetlands were evaluated using biological indicators in the field (i.e., stainlines, adventitious rooting, etc) to establish seasonal high water (SHW) and normal pool (NP) elevations. These SHW and NP indicators were reviewed by SWFWMD in the field as part of a formal wetland determination that was recently conducted for the LWR Northeast Sector. The formal wetland determination was recently approved by SWFWMD in November 2017 and is included in the ECT's Environmental Report.*

***Post-Development Conditions.***

**Discuss how the project would not adversely affect the base flow or the periodicity of 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.**

*Most of the native habitats have been previously cleared and converted to agricultural use with the exception of wetlands and a few marginal areas of native upland habitats. All wetlands are being preserved and the majority of native upland habitat is also being preserved as discussed in ECT's Environmental Assessment Report.*

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

*Native habitat assessments are addressed in detail in the Environmental Assessment Report prepared by Environmental Consulting & Technology, Inc. The report can be found as Exhibit "B" of Appendix B.*

**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 prepared by Waldrop Engineering, P.A. Please refer to ECT's Environmental Assessment Report 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).**

*The project proposes an approximate seven-year buildout, but, is subject to change based upon market conditions in the future. The phasing and buildout of the projects in the Northeast Quadrant was reviewed and identified in the Transportation Analysis for the Local Development Agreement and was a factor in the determination of the timing of improvements.*

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

*Mitigation is not required since wetlands are not being impacted. Please refer to ECT's Environmental Assessment Report 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 ECT's Environmental Assessment Report. ECT conducted wildlife surveys in September 2019 to evaluate the site for threatened or endangered species and also conducted a preliminary gopher tortoise survey in accordance with FWC's Gopher Tortoise Permitting Guidelines (Revised January 2017). During the surveys, ECT only observed wood storks (*Mycteria americana*) and little blue herons (*Egretta caerulea*) and wading bird use is expected given the extent of wetlands onsite. No gopher tortoise burrows were observed, nor does the site have any suitable habitat to support gopher tortoises.*

*As discussed in ECT's Environmental Assessment Report, most of the habitats onsite have been cleared and converted to agricultural use with the exception of wetlands which are being preserved. Therefore, development of this site is not expected to have an adverse impact on listed species. Wading bird use will likely increase after development since they often use stormwater ponds as foraging grounds. Regardless, additional listed species surveys will be conducted in support of future permitting efforts and the Applicant will still be required to conduct a formal pre-construction survey for gopher tortoises in accordance with FWC's Gopher Tortoise Permitting Guidelines (Revised January 2017) before any construction is initiated. Should ECT find any gopher tortoise burrows, the Applicant will need to obtain a permit from FWC to relocate tortoises unless the burrows can be avoided.*

#### **IV. DRAINAGE**

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

*The project site is currently drained by agricultural ditches which ultimately discharge into the onsite wetland systems. The onsite wetland system drain to the southwest towards the intersection of Uihlein Road and 44<sup>th</sup> Avenue. A box culvert has been constructed under Uihlein Road to maintain the flow to Mill Creek.*

**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.**

*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 (reviewed with the Environmental Resource Permit application).*
- *Florida Department of Environmental Protection (reviewed with the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities).*

## **V. 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 County approval.**

*Acknowledged. ECT previously met with Manatee County Parks and Natural Resources Department in January 2018 to discuss monitoring needs in support of GDP permitting efforts for the Taylor Morrison located to the west. ECT developed a monitoring plan for that site which was approved by the County in March 2018. ECT then implemented baseline (pre-development) monitoring in March 2018 which included one (1) surface water and one (1) groundwater monitoring station adjacent to Mill Creek to collect baseline data for the Mill Creek sub-basin (Mill Creek Freshwater Segment WBID). This monitoring station is located east of Uihlein Road which is downstream relative to the NE700 site as shown on the enclosed monitoring location map (Figure 1). Another monitoring station for Mill Creek also occurs further downstream west of Lorraine Road and has been monitored for several years by SMR. Pre-development monitoring for the adjacent site was completed in November 2018 and summarized in a report that was submitted to the County in July 2019. In this report, ECT also requested release of surface water monitoring requirements and certain groundwater parameters that were not detected in the baseline monitoring efforts. The County approved our request for an ongoing monitoring plan that started this summer (July 2019) and only addresses semi-annual groundwater monitoring. The County may request additional monitoring for the NE700 site to collect baseline conditions further upstream for the upper tributaries of Mill Creek. Therefore, ECT will coordinate directly with the County to discuss monitoring needs specific to this site.*

**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.*

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

*Utilizing the nutrient loading rates and methodology provided in the “Evaluation of Current Stormwater Design Criteria within the State of Florida” report as prepared by Environmental Research & Design, Inc. dated June 2007 and the Land Cover Map provided by ECT the following predevelopment nutrient loads were calculated:*

- *Total Nitrogen – Approximately 1,300 kg/yr*
- *Total Phosphorous – Approximately 180 kg/yr*

### ***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.**

*Utilizing the nutrient loading rates and methodology provided in the “Evaluation of Current Stormwater Design Criteria within the State of Florida” report as prepared by Environmental Research & Design, Inc. dated June 2007 and the preliminary site plan the following post-development nutrient loads were calculated:*

- *Total Nitrogen – Approximately 550 kg/yr*
- *Total Phosphorous – Approximately 20 kg/yr*

*The proposed nutrient loads are significantly lower than the pre-development loads. This result is to be expected as the agricultural uses in the pre-development condition have a high concentration of nutrients associated with them, based on the information found in the “Evaluation of Current Stormwater Design Criteria within the State of Florida” report as prepared by Environmental Research & Design, Inc. dated June 2007. It should be noted that this project is not located within an Outstanding Florida Water or impaired water body.*

## **VI. 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 County approval.**

*Acknowledged. See ECT’s response for Surface Water (Section IV). Any monitoring needs established for this site will also address baseline conditions for groundwater.*

### ***Post-Development Conditions***

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

*Acknowledged. The water quality monitoring plan will address ongoing groundwater monitoring requirements required through project build-out.*

## **VII. 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 project will have a minor roadway encroachment into the 100-year floodplain. Compensating storage, equivalent to the volume of storage lost by the placement of material within the flood plain, will be provided within the project to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume. 100-year contours based on the pre-development surface water model will be provided at the time of FSP/PSP when the surface water management model is submitted.*

**Identify all areas within the 25-year floodplain.**

*There are no areas on the site within the 25-year floodplain delineated by the Manatee County GIS information provided at this time. 25-year floodplain contours based on the pre-development surface water model will be provided at the time of FSP/PSP when the surface water management model is submitted.*

## **VIII. 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.**

*The Florida Master Site File (“FMSF”) indicated that there has been no recording of cultural or historical resources on the project site. The letter from FMSF has been provided with this application, please see Appendix B - Exhibit “A”.*

## **IX. PUBLIC FACILITIES**

### **Transportation**

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

*The site specific Operational Analysis prepared by Stantec Consulting Services, Inc. has been provided with this application. Correspondence with Mr. Clarke Davis regarding methodology for*

*the NE Sector dated November 30, 2017 has also been included. Please see Appendix C – “Exhibit A” and “Exhibit B”.*

*The overall Traffic Impact Analysis (“TIA”) for the NE Sector was approved on January 4, 2018. A copy of the approved TIA can be found in Appendix C - “Exhibit C”.*

### **Water Supply**

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

*The project will be serviced by the Manatee County Utilities Department. The Lakewood Ranch Stewardship District (“LWRSD”) is currently in the process of constructing utilities per the approved master utility plans to service the Northeast Sector of Lakewood Ranch, which includes utilities for this project site. The project will connect to the water mains and an internal water system will be designed to provide potable water and fire protection.*

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

*Based on the residential and recreational uses proposed, the project will consume approximately 400,000 GPD of potable water under build-out conditions.*

### **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 reclaim water to the property for irrigation purposes. Internal irrigation mains will be constructed as part of the infrastructure improvements for each phase of the development. Stormwater may also be used (via surface water withdrawal from the lakes) as an alternative source.*

*It should be noted that the site does contain two existing irrigation wells (DID 2 and 43) 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 the well 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.**

*Based on the residential and recreational uses proposed, the project will consume approximately 2.0 MGD for the domestic irrigation under build-out conditions. These calculations assume one and a half (1.5) inches of water per week, with a 2 day a week watering schedule and an even and odd watering pattern, over all other developed pervious areas.*

**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.**

*Braden River Utilities will provide irrigation service to a large lake proposed by Schroeder-Manatee Ranch, Inc.'s (SMR) at the southwest corner of the proposed 44th Avenue and Uihlein Road intersection. Non-potable water will be withdrawn from the proposed lake to service the project. Internal irrigation mains will be constructed as part of the infrastructure improvements for each phase of the development.*

### **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)).**

*The project will be serviced by the Manatee County Utilities Department force mains currently under construction by the LWRSD to service the Northeast Sector of Lakewood Ranch. The projects wastewater disposal system will consist of gravity sewer, lift stations, and force main. The gravity sewer will be directed towards the lift stations which will discharge into the force mains currently under construction.*

### ***Post-Development Conditions***

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

*Based on the residential and recreational uses proposed, the project will generate approximately 400,000 GPD of wastewater under build-out conditions.*

**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).**

*There are no proposed industrial uses within the 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 hazardous waste programs. Discuss provisions that will be made for disposal of these hazardous materials.**

*Based on the residential and recreational uses proposed, no hazardous waste will be generated by this project.*

### **Education**

**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.**

*Not applicable.*

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

*The project proposes 1,500 single family detached, single family attached, single-family semi-detached, and multi-family 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.*

**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.**

*Not applicable.*

**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.**

*Not applicable.*

### **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 4 public parks operated by Manatee County Parks and Recreation Department and 1 public park operated by the State of Florida.*

#### **Premier Sports Campus**

*Premier Sports Campus is a 140-acre park with the following amenities: 23 multi-use fields (lighted), concession stand, bleachers, and restrooms.*

*Manatee County has recently purchased lands (in the same general area) on which they intend to develop additional park and recreation facilities, a library and other county offices.*

#### **Lakewood Ranch Park**

*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.*

Ft. Hamer Park

*Boat Ramp, Dock, Pavilion Rental, Picnic Tables, Restroom, Trash Receptacles.*

**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 homeowner's 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 letter from Manatee County Public Safety Department dated November 12, 2019.*

**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 the East Manatee Fire Rescue Department dated November 13, 2019*

**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.**

*The recreational buildings proposed will provide fire sprinklers as required by the National Fire Protection Association, based on building square footage and building construction type. No fire protection systems are proposed for single family residential units.*

**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 projects water supply is currently being constructed by the LWRSD. It is not anticipated that the project will require a fire sprinkler system other than at the recreational use buildings.*

### **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.*

## **List of Required Maps and Exhibits**

The following exhibits contains the required information per Sections 321.1.C, 402.6, and 402.7:

### **Appendix A – Maps**

- Exhibit “A” – General Development Plan
- Exhibit “B” – Aerial Location Map

### **Appendix B – Environmental**

- Exhibit “A” – Master Site File
- Exhibit “B” – Environmental Assessment Report

### **Appendix C – Transportation**

- Exhibit “A” – Operational Analysis
- Exhibit “B” – Correspondence with Clark Davis
- Exhibit “C” – Accepted Traffic Impact Analysis

### **Appendix D – Additional Material**

- Exhibit “A” – Capacity Letter from Alex Onishenko, East Manatee Fire Rescue
- Exhibit “B” – Capacity Letter from Jacob Saur, Manatee County Public Safety Department