



Tampa Bay Regional Planning Council

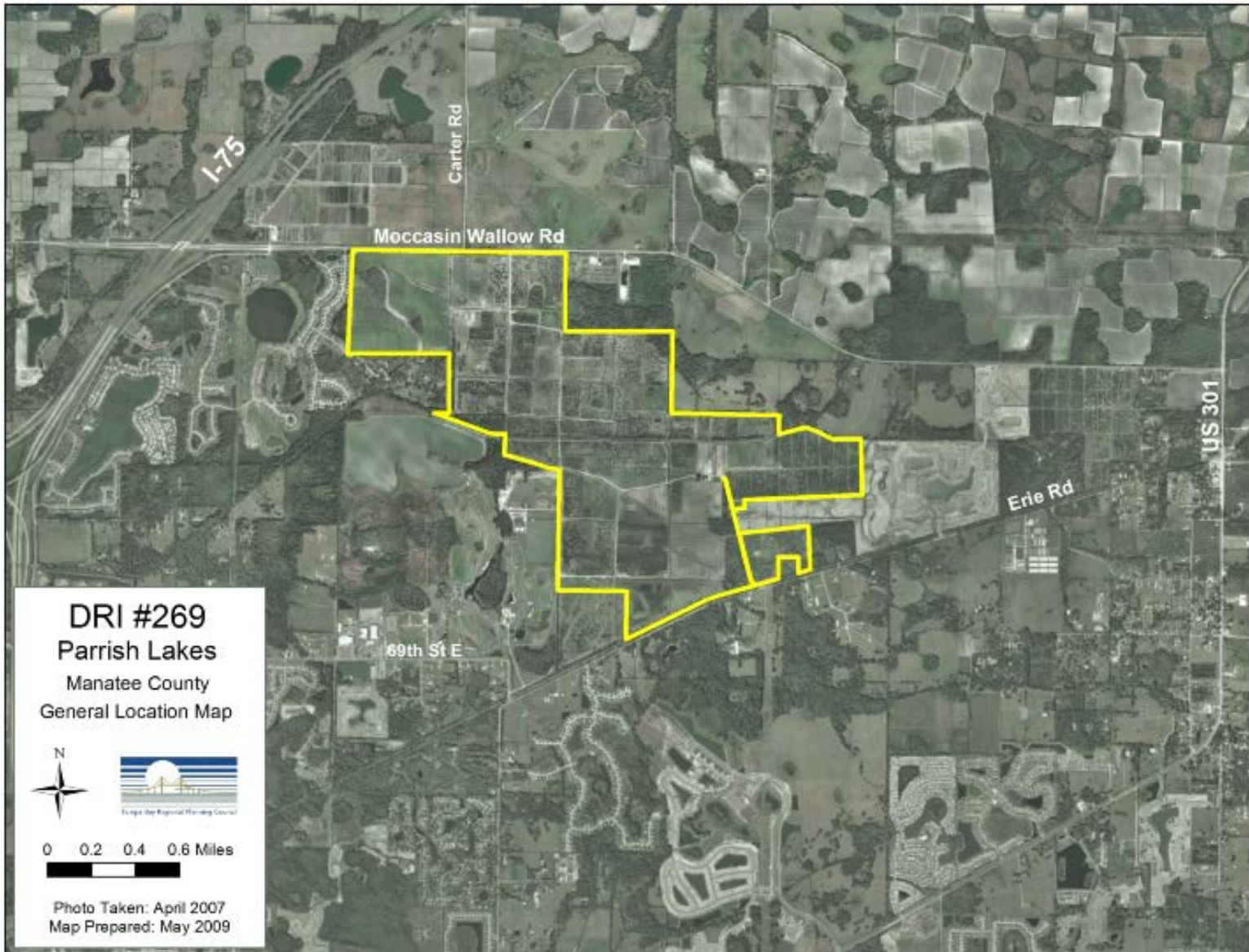
ESTABLISHED 1962

DRI #269
Parrish Lakes

Manatee County

Revised Final Report

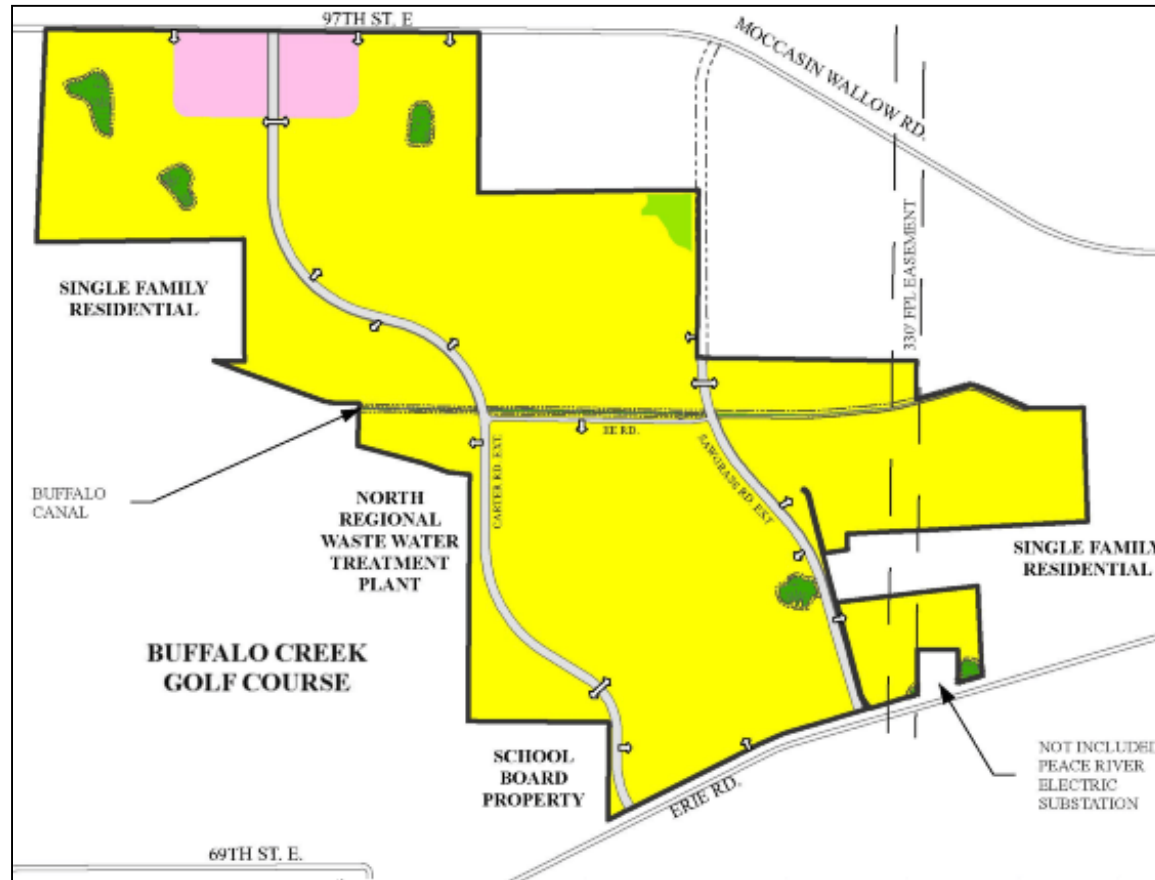
General Location



Project Entitlements & Phasing Schedule

LAND USE	PHASE 1 (2026)	PHASE 2 (2036)	BUILDOUT
SINGLE-FAMILY RESIDENTIAL	900	1,300	2,200
(Detached)	(650)	(800)	(1,450)
(Attached/Townhomes)	(250)	(300)	(550)
(Semi-Detached/Townhomes)	(0)	(200)	(200)
MULTI-FAMILY	600	500	1,100
(Apartments)	(300)	(250)	(550)
(Condominiums)	(300)	(250)	(550)
RETAIL (Square Feet)	250,000	150,000	400,000
OFFICE (Square Feet)	0	50,000	50,000

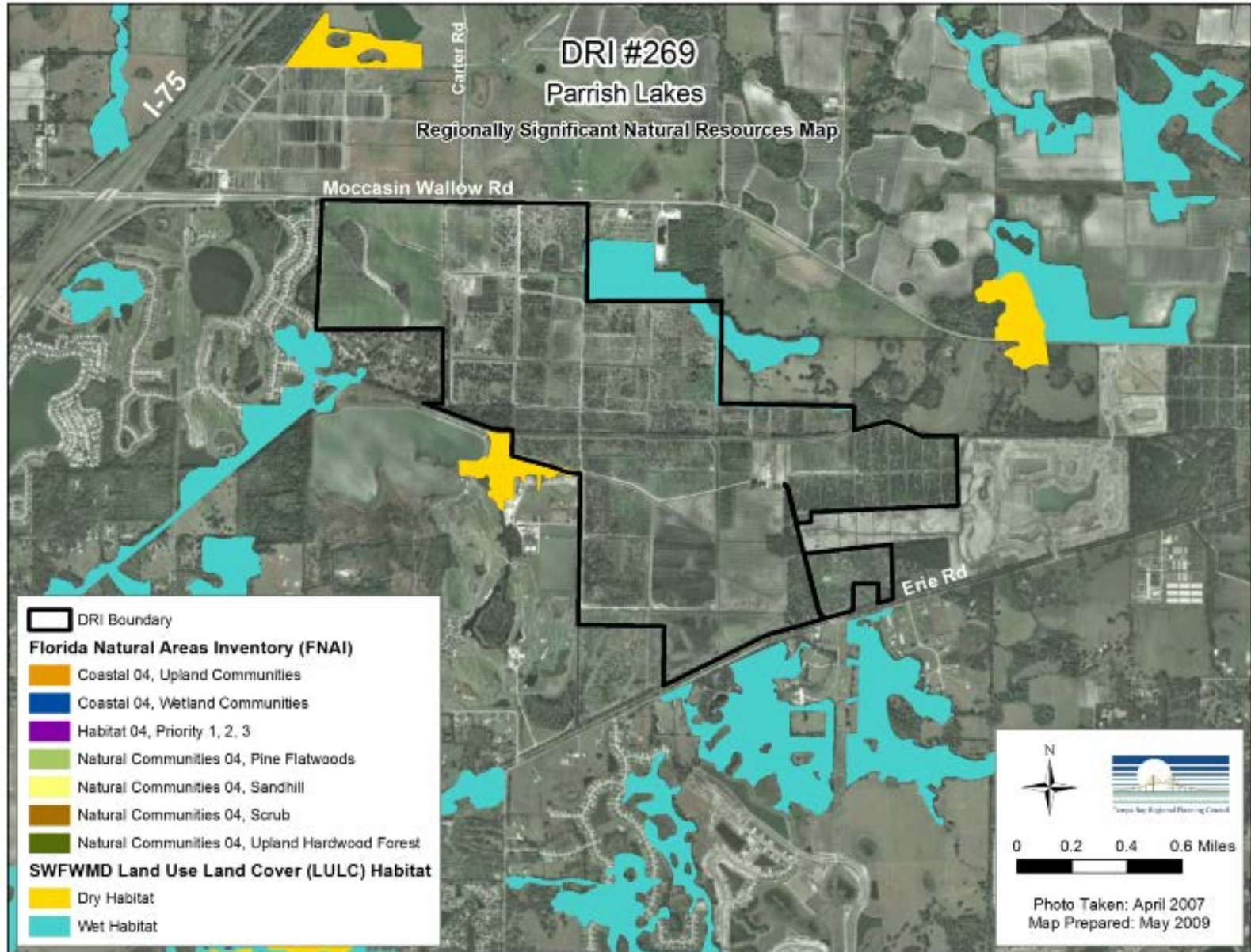
Proposed Master Development Plan



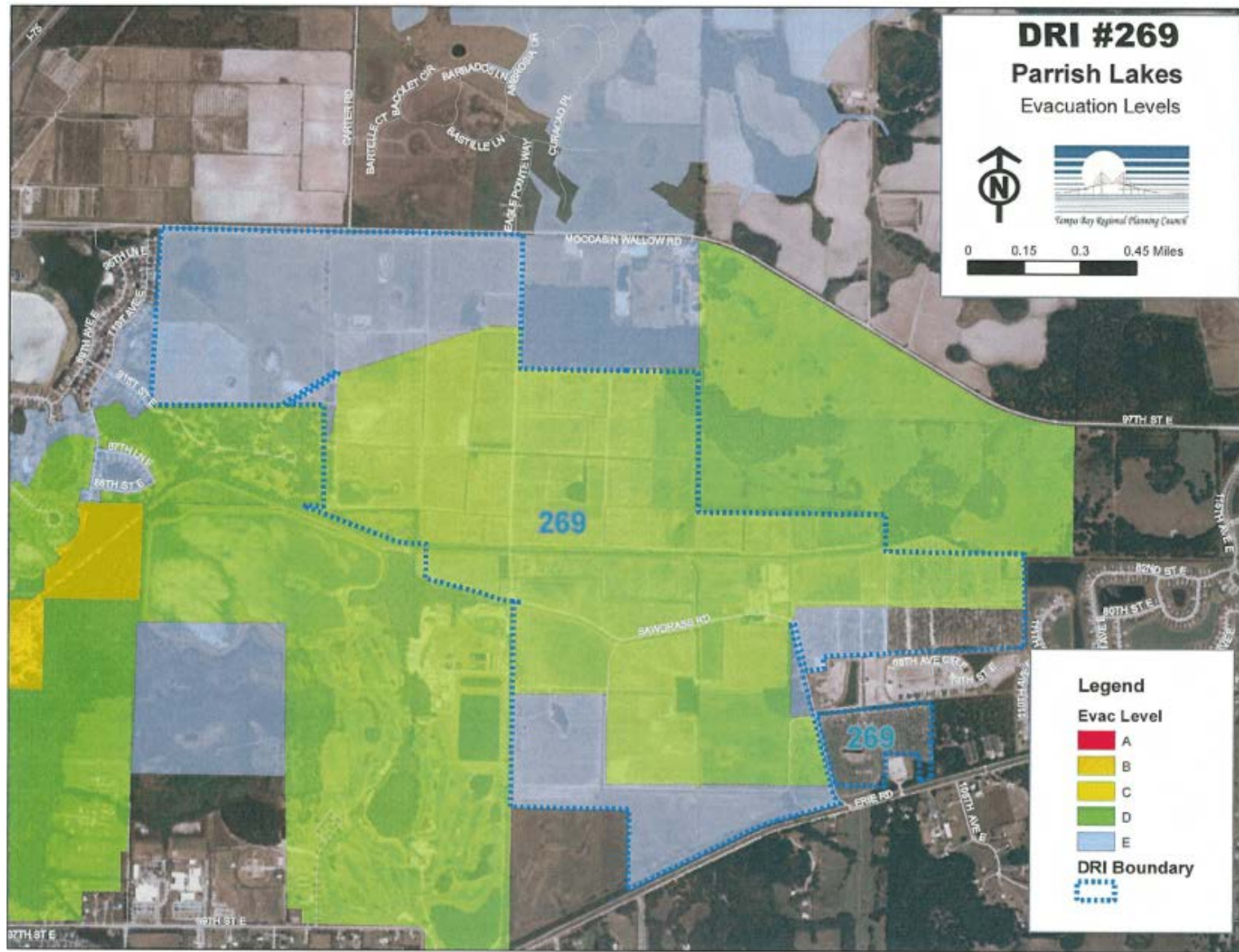
LEGEND:

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (± 47 acres)
- SINGLE FAMILY/MULTIFAMILY RESIDENTIAL (± 1,038 acres)
- WETLAND CONSERVATION AREAS/BUFFALO CANAL (± 18 acres)
- ▭ PROPOSED RIGHT-OF-WAY (± 47 acres)
- UPLAND PRESERVATION AREA (± 6 acres)
- ⇒ CONCEPTUAL ACCESS POINT

Natural Resources of Regional Significance



Hurricane Evacuation Level Vulnerability



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Notable Recommended Conditions

- Grant specific approval of both project phases;
- Establish a reasonable development commencement date to coincide with development schedule;
- Authorize continued agricultural activities on site during construction but at no greater intensity;
- Establish a Biennial Reporting program including a biennial traffic monitoring component; and
- Include proposed *Land Use Equivalency Matrix* to allow future conversion(s) of approved project uses.

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Developer Commitments

- Conduct additional wildlife surveys for stated species;
- Institute preferential avoidance of impacts to “*higher quality or larger wetlands*” depicted on the Master Development Plan;
- Designate the 5.6-acre Hardwood Conifer Mixed Forested Upland Area (NE portion of property) as “Preservation”;
- Prepare and implement of a *Pre- and Post-Development Environmental Monitoring Plan*, including provisions for Groundwater & Surface Water monitoring;

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Developer Commitments

- Distribute water conservation publications to all Developers within the project;
- Coordinate bus stop and bus sheltering needs with Manatee County Area Transit;
- Implement the proposed *Voluntary Affordable Housing/Workforce Housing Mitigation Program*;
- Coordinate with Manatee County regarding facility needs of police, fire and EMS;

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Developer Commitments

- Implement a *Parks Master Plan* for the project and provide up to 26 acres of parks at a rate of 0.8 acres per 100 units; and
- Provide frontage along Erie Road for the continuance of the Ellenton-Willow Trail.



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