



New Directions In Planning, Design & Engineering

HECHT PROPERTY MANATEE COUNTY

FEASIBILITY STUDY

PREPARED FOR

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NOVEMBER 2005

FEASIBILITY STUDY REPORT

for

HECHT PROPERTY IN MANATEE COUNTY

PREPARED BY

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Hecht Property, Manatee County

TABLE OF CONTENTS

- I. Project Overview
 - A. Property Description
 - 1. Aerial Photograph
- II. Local Government
 - A. Manatee County Comprehensive Plan
 - Future Land Use
 - Future Development Area Boundary
 - 1. Future Land Use Map
 - 2. Future Development Area Boundary
 - 3. Existing Future Development Area and Sanitary Service Boundaries
 - B. Zoning
 - C. Overlay Districts and Locational Criteria
 - North Central Overlay District
 - Commercial Locational Criteria
 - D. Concurrency
 - 1. Manatee County Zoning Map
- III. Site Conditions
 - A. Floodplains/Floodway
 - 1. FEMA Flood Zones
 - B. Stormwater Management
 - C. Water Bodies and Wetlands
 - D. Potable Water/ Wastewater/ Reclaimed Water
 - 1. Water Service Areas
 - 2. Wastewater Treatment Collection Areas
 - E. Access/Right-of-Way Needs
 - 1. Manatee County Road Corridors (Existing and Planned)
 - 2. Sarasota/Manatee MPO Long Range Transportation Plan 2030 Update
 - 3. Manatee County Future Traffic Circulation Functional Classification
 - 4. Manatee County Future Traffic Circulation Number of Lanes
 - 5. Manatee County Future Traffic Circulation Right of Way
 - F. Schools
- IV. Environmental Conditions
 - 1. Wetland Boundaries Map
 - 2. Wetlands and Protected Species Summary
- V. Development Potential
 - A. Potential Yield Under Existing Zoning
 - B. Rezone Potential
 - C. Development of Regional Impact Thresholds
- VI. Conclusions

I. PROJECT OVERVIEW

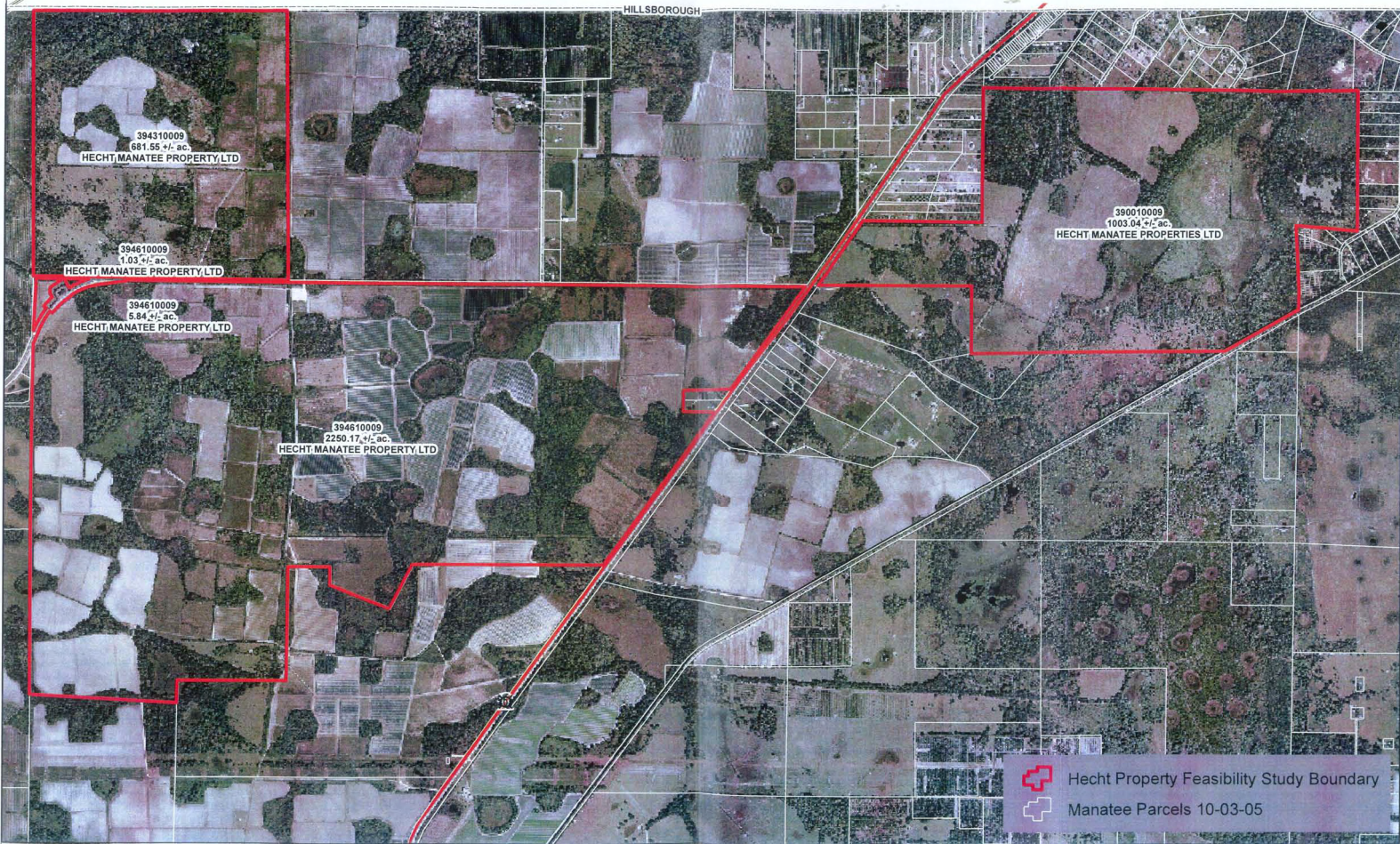
I. Project Overview

A. Property Description

The Hecht Property is located within northeastern Manatee County, Florida, just north of the community of Parrish. The subject property is comprised of four separate parcels. Three of the parcels are contiguous to one another and are located west of U.S. 301 and north and south of Buckeye Road. These parcels total approximately 2,900 acres. The fourth parcel (referred to herein as the "east parcel") is located at the northeast quadrant of U.S. 301 and Buckeye Road. Although the fourth parcel shares an intersection, the parcel is not located directly adjacent to the remaining parcels. This parcel totals slightly more than 1,000 acres in size. Combined the subject property totals approximately 3,900 acres in size.

The site has been utilized for agriculture and related agribusiness purposes. Nearby uses included low-density single-family residential development and agriculture. Large-scale suburban development is bearing northward from Ellenton along U.S. 301, past the community of Parrish. This feasibility study is meant to provide information to guide decisions regarding future development opportunities. It presents an overview of the site and relevant issues related to its development potential. It also includes wetland habitat and wildlife information. It does not include survey, traffic or other more detailed studies as may be required prior to development of the subject property.

1. Aerial Photograph



II. LOCAL GOVERNMENT

II. Local Government

A. Manatee County Comprehensive Plan

Future Land Use

Approximately three quarters of the subject property (including all areas west of U.S. 301 and a portion of the east parcel) have a Future Land Use designation of Urban Fringe (UF-3), which allows for up to 3 dwelling units an acre (DUs/acre). The remaining areas of the east parcel have a Future Land Use designation of Agriculture/Rural (AG-R), which allows 1 DU/5 acres. (See Map 1 – Future Land Use.)

The Urban Fringe (UF-3) designation allows for residential uses, neighborhood convenience retail uses, and professional/personal service office uses, (where Commercial Locational Criteria are met). The Agriculture/Rural (AG-R) FLUC allows for agriculture, rural residential uses, mining, agro-industrial uses, commercial uses related to agriculture, and small neighborhood convenience retail uses, (where Commercial Locational Criteria are met.) The maximum density allowed is 1 DU/5 acres.

Standards for the Urban Fringe (UF-3) and Agriculture/Rural (AG-R) districts are listed below:

Future Land Use Category	Symbol	Acres (Approx.)	Maximum Gross DU per Acre	Maximum Net DU per Acre	Maximum Commercial F.A.R.
Urban Fringe	UF-3	2,899	3.0	9	0.23
Agriculture/ Rural	AG-R	992	0.2	1	0.23

The County's Future Land Use designation of Urban Fringe-3 and Agriculture/Rural does not mean that all property may be utilized to achieve the maximum density permitted under each district. Specific policies within the Comprehensive Plan may limit the maximum density of the property below those provided under the Future Land Use designation. For example, wetlands may not be counted towards density where they exceed 20 percent of gross site acreage (see Water Bodies and Wetlands below.) The Comprehensive Plan also states that any density over 1 DU/acre in the Urban Fringe designation will require "special approval". The special approval process requires that a site plan be approved through a public hearing process and the property be rezoned to Planned Development.

Future Development Area Boundary

A portion of the east property is located outside of Manatee County's Future Development Area Boundary (FDAB). This boundary line was created to limit suburban residential development into areas primarily located west of the boundary designation. Location outside of the FDAB will limit development potential for this portion of the property. Objective 2.1.2 of the Future Land Use Element states, "Geographic Extent of Future Development: Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted land use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020." An Amendment to Manatee County's Comprehensive Plan would be required to adjust the FDAB line (See Map 2 – Future Development Area Boundary).

1. Future Land Use Map

HILLSBOROUGH

UF-3

AG-R

PISP-1

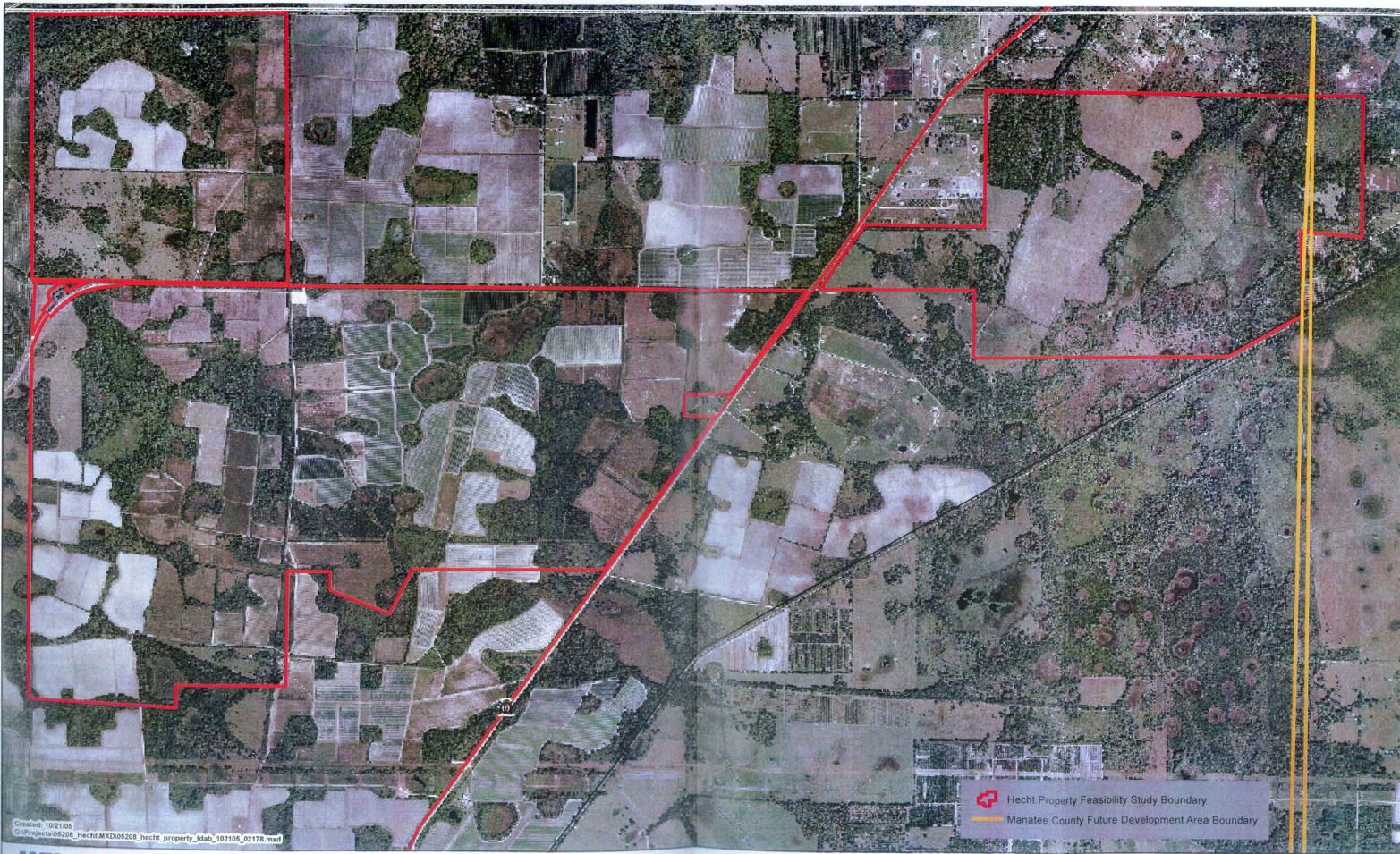
PISP-1

UF-3

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-  Hecht Property Feasibility Study Boundary
-  Manatee Future Land Use 10-11-05
-  Agricultural / Rural
-  City
-  Conservation Lands
-  Urban Industrial
-  Industrial - Light
-  Industrial - Heavy
-  Mixed Use
-  Low Intensity Office
-  Major Public / Semi Public 1
-  Major Public / Semi Public 2
-  Major Recreation / Open Space
-  Residential - 1 du/ga
-  Residential - 16 du/ga
-  Residential 3 du/ga
-  Residential 6 du/ga
-  Residential 9 du/ga
-  Retail / Office / Residential
-  Urban Fringe - 3 du/ga

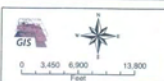
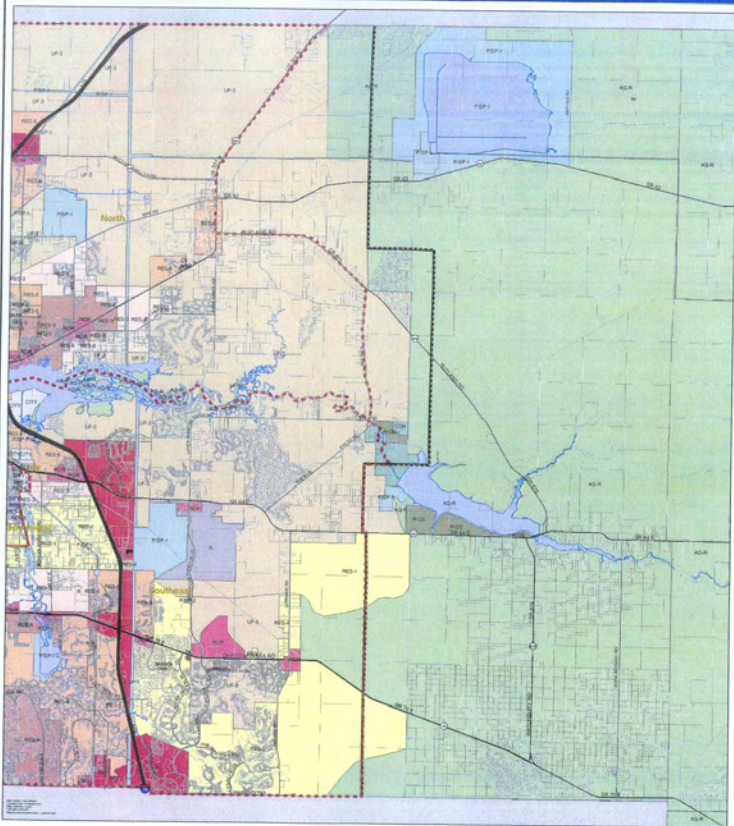
2. Future Development Area Boundary



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3. Existing Future Development and Sanitary Sewer Service Boundaries

Existing Future Development Area and Sanitary Sewer Service Boundaries



This map was developed for the Manatee County Land Information System program. It is provided for general reference. It is subject to change, and it is not warranted in any way. The information contained within is derived from various sources and may contain errors. It is not to be used for any purpose other than that for which it was prepared. The map shall not be transferred in any way without the expressed permission of the Manatee County Board of County Commissioners. Further, the Manatee County Board of County Commissioners shall be held harmless for any damages or unauthorized use of the information.

Source: The data depicted in this map was provided by the Manatee County Board of County Commissioners and is a digital representation of Exhibit A Resolution 8-20-2004.

B. Zoning

The existing zoning for the property is General Agriculture (A). As stated in Section 602.1.2.1 of the Land Development Code (LDC), the General Agriculture (A) district is intended to preserve agricultural lands, promote general agricultural economic activity, and allow for the coexistence of other uses generally consistent with agricultural activities. Under the existing zoning designation, a maximum density of 1 dwelling unit per 5 acres would be allowable.

Standards for the General Agriculture (A) district are as follows:

	General Agriculture (A)
Density	
Gross Density (maximum)	0.2 DU/Acre
Open Space (minimum)	N/A
Lot Dimensions	
Lot Area Minimum	217,800*
Lot Width (feet)	200
Yards (minimum feet)	
Street Yard	50 feet**
Side Yard (total)	10 feet
Rear Yard	25 feet
Bulk (Maximum)	
Height (feet)	35 feet
Minimum Unit Floor Area	800 feet

*The minimum lot size cannot include wetlands, unless the standards of Section 702.4.3 are met

**50 feet for manufactured homes

C. Overlay Districts and Locational Criteria

North Central Overlay District

The Hecht Property is located within the North Central Overlay District, commonly referred to as the "Parrish Overlay District", adopted by Ordinance 05-15 in April 2005 by the Manatee County BOCC. This overlay district covers the entire 34219 zip code. The ordinance is intended to maintain the rural character and development standards already present in northeastern Manatee County. Requirements include strict landscape design, a system of non-motorized circulation to create integrated sidewalks and multi-use trails connecting neighborhoods and community focal points, specific sign standards, uniform building scale and mass and architectural design for key features of non-residential buildings. Any proposed development on the property would be required to demonstrate consistency with the District requirements.

Commercial Locational Criteria

Based on the two Future Land Use Classifications currently present on the site, commercial development may be allowed provided that the policies of the Comprehensive Plan are met. The Agriculture/Rural category is eligible for consideration to include "small commercial uses" while the Urban Fringe category allows "medium commercial uses". Small commercial is defined as a commercial establishment or groups of commercial establishments which constitute no greater than 30,000 sf. of gross building area, are limited to a Floor Area Ratio (FAR) of 0.23 and are limited to neighborhood retail uses and office uses for personal or professional services. Medium commercial uses constitute commercial establishments or a grouping which are no more than 150,000 sf. of gross building square footage, limited to a maximum FAR of 0.23 and are generally limited to neighborhood retail uses as defined in the Comprehensive Plan and Manatee County LDC.

Proposed commercial projects, in addition to meeting limitations on types of use and gross building area, must also meet criteria requiring "nodal" commercial development or what the Plan refers to as "commercial locational criteria". For small and medium commercial projects, "Any such projects, shall be located within a commercial node at the intersection of at least two roadways functionally classified, at the time of issuance of a Certificate of Level of Service Compliance (CLOS) for the project, as collector or higher" (Objective 2.10.4 Manatee County Comp. Plan). For small commercial projects the node shall be defined, when completely located within the Agriculture/Rural category on the Future Land Use Map (FLUM), as generally extending a maximum of 800 ft. along the frontage of the functionally classified roadways, which define the commercial node. For medium commercial projects the node shall be defined, when completely located within the Urban Fringe category on the FLUM, as generally extending a maximum of 1,000 ft. along the frontage of the functionally classified roadways, which define the commercial node. The length of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally classified roadways, and is measured along property lines adjacent to the road rights-of-way.

The subject property would meet the criteria for a medium commercial node (as defined above) at the intersection of U.S. 301 and Buckeye Road. The node could contain no more than 150,000 square feet of building area, limited to a FAR of 0.23 and allowing primarily neighborhood retail uses and extend no more than 1,000 ft. along the frontage of the functionally classified roadways. (See Site Conditions – Map 1 Manatee County Road Corridors for the approximate location of the commercial node.) Other potential commercial nodes may be possible if the proposed corridors transverse the property.

D. Concurrency

The Manatee County LDC currently requires that concurrency be addressed prior to issuance of a final site plan. Concurrency means that required public services, including roads, water, wastewater, solid waste, transit, and parks must be available concurrently with the development to serve the development at the adopted level of service prior to issuance of the final development order (final site

plan). Concurrency may be achieved at the time of preliminary site plan review for roads, transit and parks; water and wastewater capacity may not be reserved until approval of construction plans/final site plans.

Parks capacity is based on a level of service standard set district wide for local parks and at a countywide level for regional parks.

1. Manatee County Zoning Map



III. SITE CONDITIONS

III. Site Conditions

A. Floodplains / Floodway

None of the property lies within the mapped Manatee County 25-year floodplain. The current 25-year floodplain, as mapped by Manatee County, ends, just south of Moccasin Wallow Road. Based on FEMA Flood Insurance Rate Map (FIRM) (community-panel number 1201530 039_B, 045_B, 065_B, 205_C and 210_C, dated July 15, 1992) a substantial portion of the east parcel lies within the 100-year floodplain. The northwest portion of the parcel west of U.S. 301 and north of Buckeye Road is also within the 100-year floodplain. These areas are designated Zone "A" which is defined as "special flood hazard areas inundated by 100-year flood, with no base flood elevation determined." The remainder of the site is in Zone "X", an area of minimal flooding outside of the 100-year floodplain. Consideration of these areas should be included in the formulation of a development plan for the subject property. Avoidance of flood areas is preferable, however where impacts may occur floodplain compensation would be required. In addition the County will require that all roads within the 100-year floodplain be elevated above the 100-year design storm elevation.

1. FEMA Flood Zones

B. Stormwater Management

The Southwest Florida Water Management District (SWFWMD) and Manatee County regulate Stormwater Management for the site. Manatee County frequently requires reduction in the allowable peak discharge by a minimum of 50% due to the location of the site within any known flooding area. The Stormwater Management Division of the Transportation Department reviews and approves stormwater management systems at final site plan approval.

C. Water Bodies and Wetlands

No known perennial streams are present on the site. Although a wetlands survey and delineation has not been preformed for the subject property, there appear to be wetland areas on the site based on aerial photographs. In addition to setback and buffering requirements under the Manatee County LDC, the amount of wetlands on the site could potentially impact the permitted density. If the total amount of wetlands exceeds 20 percent of the gross site acreage, then the acreage of wetlands exceeding the 20 percent figure may not be counted toward the site's gross acres for purposes of calculating density.

D. Potable Water / Wastewater / Reclaimed Water

Potable Water

Currently there is a 30-inch water main located on 113th Avenue, continuing to Moccasin Wallow Road. Extension from this waterline would most likely be required to serve the site. A request will need to be made in writing to the Director of Manatee County's Utility Operations Department to request availability and the supply of potable water service to the subject property. (See Map 1 – Water Service Areas)

Wastewater

The portions of the subject property located west of U.S. 301 are located within the North County Wastewater Treatment Collection Area. (See Map 2 - Wastewater Treatment Collection Areas.) Goal 9.1 of the Wastewater Treatment Sub-Element in the Comprehensive Plan limits, "Provision of a Regional Sanitary Sewer System in areas west of the FDAB and consistent with the Wastewater Treatment Collection Areas." Therefore, the portion of the east parcel outside of the FDAB may not be served by the County wastewater system. If this were the case, wastewater treatment options in this area would be limited to septic tanks unless the applicant petitions the County for wastewater service.

The county is moving the Utility Area Boundary line eastward to the Range 20 line. County sewer can potentially serve the entire subject site, however it will have to be extended down U.S. 301 or Erie Road to connect to the North County Water Treatment Plant. In order to provide adequate service to the site, the forcemain found on Erie Road will have to be upsized. A written request to be

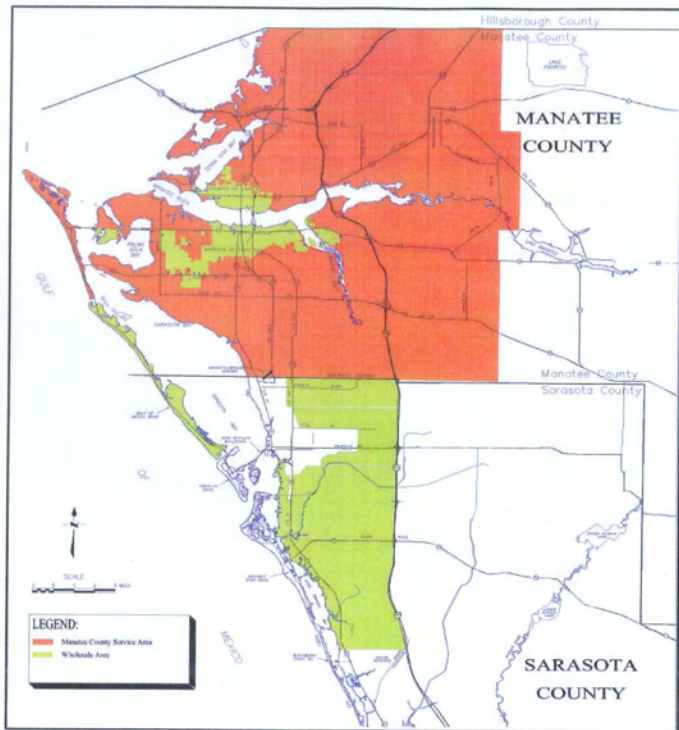
served by the North County Wastewater Treatment Plan must be submitted in the same manner as described for potable water service.

Reuse/Consumptive Use

Where available reuse water may be used for irrigation and other non-potable water demands. A reuse line is available for extension to the site just to the south at Moccasin Wallow Road.

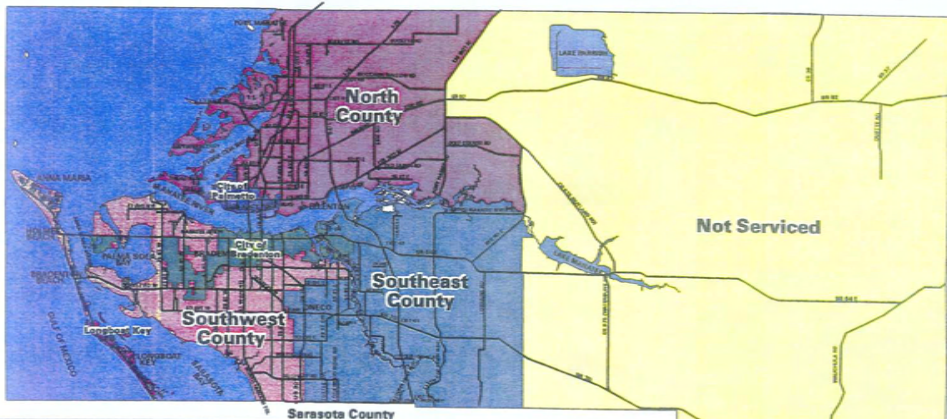
1. Water Service Areas

Water Supply Service Areas



SOURCE: Manatee County Utilities Operations Department –
"Manatee County Water Supply Facilities Work Plan-April 2004"

2. Wastewater Treatment Collection Areas



Hardee County

De Soto County

WASTEWATER TREATMENT COLLECTION AREAS

Legend

- | | |
|--|--|
|  Longboat Key |  Southwest County |
|  City of Bradenton |  Southeast County |
|  City of Palmetto |  Not Serviced |
|  North County | |

Manatee County, FL



1 inch = 23000 feet

Prepared By:
This map was developed by the Planning Department
with the use of Manatee County's Land Information
System. It is provided for general reference, is
subject to change, and is not warranted in any way.

Map Prepared November 12, 1997

E. Access / Right-of-Way Needs

As a part of the concurrency review process, the County will review the Proposed Future Traffic Circulation Right-of-Way Protection and Reservation Map to determine future right-of-way requirements. Both U.S. 301 and Buckeye Road will provide the site with various points of ingress/egress. Both roadways currently function at their adopted Level of Service (CLOS), which are LOS "D" for U.S. 301 and LOS "C" for the relevant roadway segments on Buckeye Road.

Manatee County has identified several future road thoroughfares intended to improve both east-west and north-south travel through the County. A portion of Buckeye Road is proposed to continue eastward from its intersection at U.S. 301, bisecting the east parcel and eventually bearing southward to connect to Rye Road. An unnamed roadway bisects the most southern parcel of the site, crossing U.S. 301 and bearing southward as well. Two other proposed roadways are shown to bisect this same parcel from the south, bearing northward, each terminating at Buckeye Road. (See Map 1 – Manatee County Road Corridors.)

The 2030 Long Range Transportation Plan for the Sarasota / Manatee MPO also indicates the extension of Buckeye Road eastward and a future unnamed roadway running through the subject property west of US 301 and terminating at the south side of Buckeye Road. (See Map 2 – Sarasota / Manatee MPO Long Range Transportation Plan.)

U.S. 301 is designated to be a four-lane arterial northward to the Hillsborough County line on the County Twenty-Year Right-of-Way Needs Table in the Comprehensive Plan. Buckeye Road is anticipated to be a four-lane collector from I-75, west to U.S. 301. The planned improvement to U.S. 301 will require 200 ft. of right-of-way and Buckeye Road will require 120 ft. of right-of-way. (See Maps 3, 4 and 5 – Manatee County Future Traffic Circulation.)

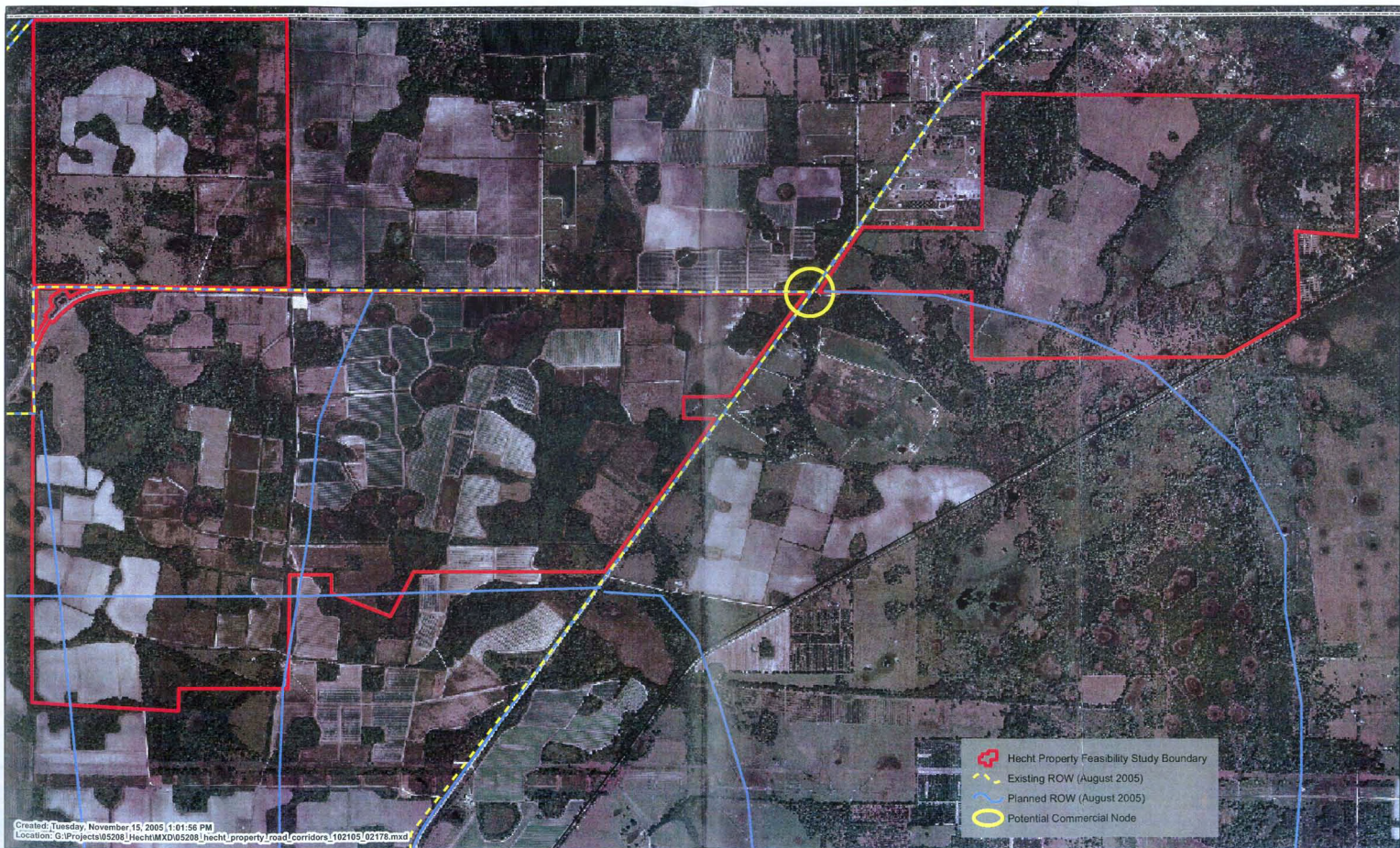
In addition to right-of-way dedication requirements for the expansion of Buckeye Road and U.S. 301, proposed right-of-way might be required to accommodate future roadways as indicated on the attached Road Corridor Plan.

The exact location of these future roadways, particularly the unnamed roadways, are approximate only and may be changed or negotiated through the planning process for the parcel, or through the alignment and acquisition process, whichever may occur first. The exact timing and certainty of construction for each or any of the proposed roadways described in this study are also unknown at this time.

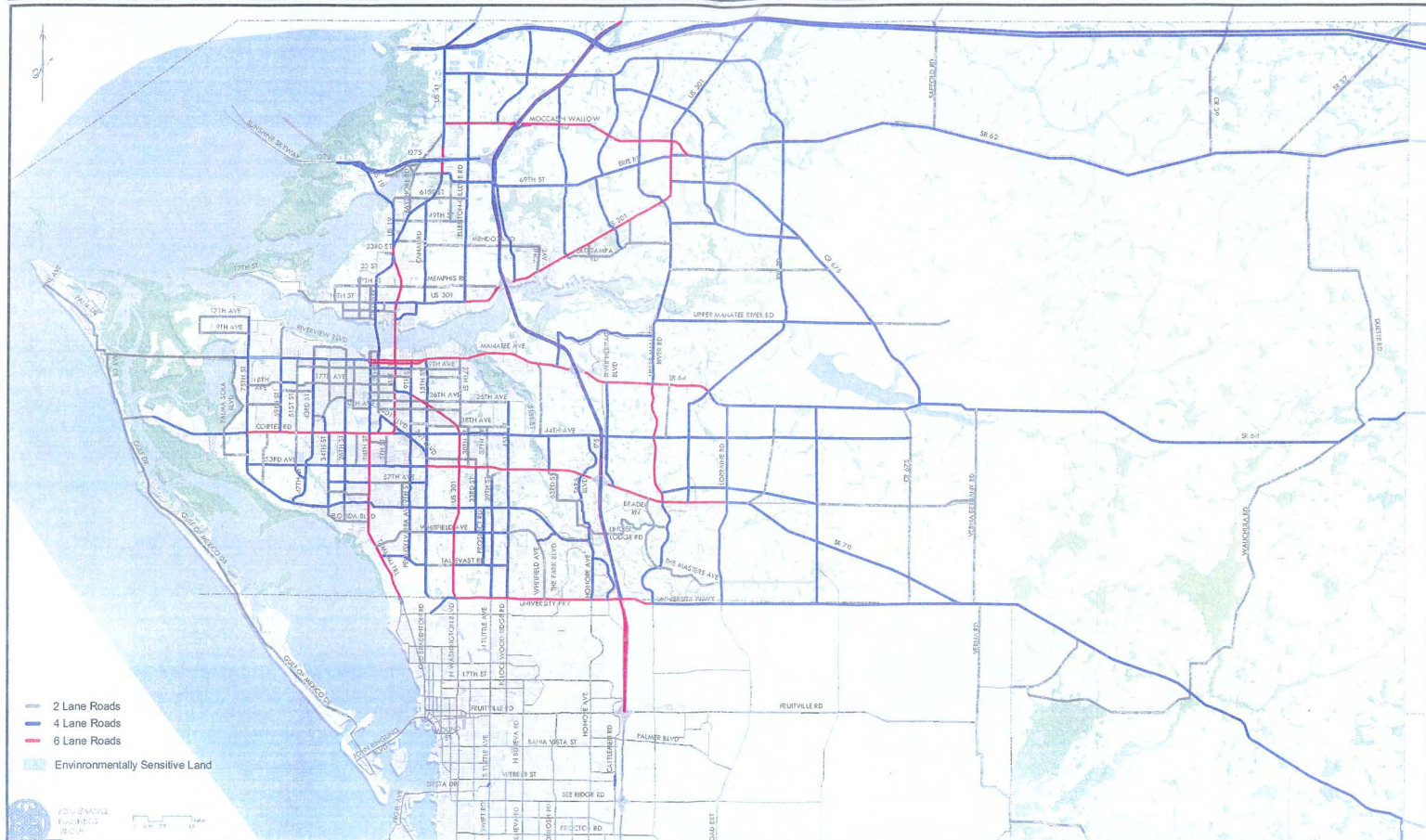
Recently, the BOCC has stated that no rezoning application may be approved without demonstrating that there will not be degradation to the adopted level of service for any roads impacted by the development, even though road concurrency cannot be achieved until the preliminary site plan stage.

A transportation consultant must determine available road capacity on the affected network through an independent analysis.

1. Manatee County Road Corridors (Existing and Planned)



2. Sarasota/Manatee MPO Long Range Transportation Plan 2030 Update



3. Manatee County Future Traffic Circulation Functional Classification

4. Manatee County Future Traffic Circulation Number of Lanes

5. Manatee County Future Traffic Circulation Right of Way

F. Schools

There is not an adopted School Concurrency Element in the Manatee County Comprehensive Plan, but the Manatee County BOCC, School Board of Manatee County (SBMC), and the County's municipal governments, pursuant to Chapter 163, *Florida Statutes*, have entered into an Interlocal Agreement for School Facility Planning. This Interlocal Agreement requires the BOCC to review potential impacts to schools that development may create. According to the County's Impact Fee Study, a single-family detached home will generate 0.171 elementary students, 0.090 middle school students, and 0.110 high school students. Schools currently assigned to serve the site include Virgil Mills Elementary School, Lincoln Memorial Middle School, and Palmetto High School. Mills Elementary and Lincoln Middle School are both over capacity. Palmetto High School has some additional capacity available. Mills Elementary School will be adding 200 permanent student seats available during the 2006-2007 academic year.

School Concurrency will soon be required due to recent state legislation (SB 360, 2005 Session). These changes to Florida Statute require that a School Concurrency program must be in place by December 2008. The legislature is currently forming a task force to determine how the program will be implemented, and the responsibility of this program is being transferred to the Department of Community Affairs to determine the methodology to assist school districts in implementing concurrency.

IV. ENVIRONMENTAL CONDITIONS

1. Wetland Boundaries Map

2. Wetlands and Protected Species Summary



EAC
ENVIRONMENTAL
AFFAIRS
CONSULTANTS
INCORPORATED

Innovative Environmental Solutions Since 1977

November 28, 2005

Ms. Betsy Benac
WilsonMiller, Inc.
6900 Professional Parkway East
Sarasota, Florida 34240

**RE: Hecht Manatee Property (3,800 ± acres)
Manatee County, FL
Preliminary Site Investigation**

Dear Ms. Benac:

In accordance with your request, Environmental Affairs Consultants, Inc. (EAC) conducted a preliminary site investigation on parcels identified by WilsonMiller in northern Manatee County, totaling approximately 3800 acres. This investigation included identifying on-site wetlands using aerial photo-interpretation analysis and performing a literature review of the project area, specifically searching for any past known observations or sightings regarding species listed as endangered or threatened by the United States Fish and Wildlife Service (USFWS), or listed as endangered, threatened or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC). Below is a report summarizing the information found during the review and recommendations for further investigation, where warranted.

The entire site has been used historically for a variety of agricultural purposes, mainly cattle grazing and row crops. Pockets of native upland communities are found in various locations, primarily bordering wetland habitats. Numerous isolated and contiguous wetlands are located throughout the site, although the hydrology of many of these systems has been impacted by extensive historical ditching associated with agricultural activities. Ditching has resulted in alteration to both wetland and upland habitats on this site. Intensive cattle grazing in some of the wetlands has also led to further impacts to the vegetation. Nuisance species have invaded many of the wetlands, especially around the perimeters where hydrologic impacts are most evident.

Wetlands Summary

Please find attached two copies of a map depicting the approximate limits of wetlands within the ±3800 acre Hecht Manatee Property. There are approximately 966 acres of

CORPORATE

Post Office Box 337
Palmetto, FL 34220
Fax (941) 722-2948
(941) 722-0367

MANATEE

429 10th Avenue West
Palmetto, FL 34221
Fax (941) 722-2948
(941) 722-0367

SARASOTA

7309 Merchant Court, Suite B
Sarasota, FL 34240
Fax (941) 907-2948
(941) 907-8900

CHARLOTTE

Post Office Box 511357
Punta Gorda, FL 33951
Fax (941) 575-2267
(941) 575-2500

wetlands on these parcels. EAC staff identified on-site wetlands using aerial photo-interpretation analysis at a 1"=100' scale. Limited ground-truthing of selected wetlands, focusing on those systems that are questionably classified as wetlands from photo-interpretation alone (e.g. forested systems) was performed by EAC staff. A variety of wetland habitats occur on site, including mixed wetland hardwoods, cypress, and vegetated non-forested wetlands. The hydrology of most of these wetland systems has been altered by extensive ditching, both rim ditches and interior ditches. Note that cypress forests are rare in Manatee County, and would likely require preservation during the development approval process.

EAC recommends that further, more detailed review of the wetlands and habitats on this site be performed before proceeding with development planning.

Protected Species Summary

EAC conducted a preliminary wildlife literature review of this site for the presence of species listed by the USFWS or by the FWC. The potential exists for species listed in Table 2 to utilize this parcel, due to the occurrence of native habitats, as well as its proximity to the Manatee River and Curiosity Creek.

During the literature review, EAC staff found documentation of Florida scrub jay (*Aphelocoma coerulescens*) territories to the north and east of the easternmost parcel. The northeast corner of the parcel is within the 1.75 km dispersal buffer for the solitary scrub jay territory to the east. The Florida scrub jay is listed as threatened by both the USFWS and the FWC. EAC recommends that a more detailed scrub jay survey be performed before proceeding with development planning to demonstrate the absence of this species.

A query of State wildlife databases in the area showed two bald eagle (*Haliaeetus leucocephalus*) nest territories in the vicinity of the subject parcels. The closest nest territory (MN020), approximately 6,500 feet south of the site. The second nest territory (HL008) is approximately 11,750 feet to the north of the site. Due to the availability of potential nest locations on the subject site, an aerial survey is recommended. More details are provided below.

During the limited time that EAC staff were onsite, only one listed species was confirmed as residing on the project site—evidence of a Florida sandhill crane (*Grus canadensis pratensis*) nest, a species listed as threatened by both the FWC and

USFWS—was observed in a wetland on the parcel to the east of State Route 301. In addition, three Florida sandhill cranes were observed foraging at the edge of an agricultural field in the northwest portion of the subject property.

Table 2
Listed Animal Species Which Could Potentially Occur Onsite

Name	Expectation	Preferred Habitat (site specific)	Sampling Method
American alligator <i>Alligator mississippiensis</i>	Likely	Wetlands	Wetland surveys
gopher tortoise <i>Gopherus polyphemus</i>	Likely	Pine flatwoods	Pedestrian and vehicular transects in potential areas.
eastern indigo snake <i>Drymarchon corais couperi</i>	Unlikely	Pine flatwoods	Pedestrian transects in potential areas.
gopher frog <i>Rana areolata</i>	Unlikely	Pine flatwoods, breed in shallow grassy ponds or ditches, use tortoise burrows	Inspections of gopher tortoise burrow entries (if any are found).
Florida sandhill crane <i>Grus canadensis pratensis</i>	Likely	Breed in emergent palustrine wetlands; forage in pastures	Wetland surveys; pedestrian/vehicular survey in pasture
Sherman's fox squirrel <i>Sciurus niger shermani</i>	Likely	Pine-mesic oak w/ low ground cover	Pedestrian transects, restricted to areas with suitable canopy and low ground cover
burrowing owl <i>Athene cunicularia</i>	Likely	Sod farms, dry prairies	Burrow search coincident with gopher tortoise survey; pedestrian and vehicular transects of sod farm and pasture areas
bald eagle <i>Haliaeetus leucocephalus</i>	Likely	Nest in tall trees along coasts, rivers and lakes	Aerial survey for nest sites

Name	Expectation	Preferred Habitat (site specific)	Sampling Method
limpkin <i>Aramus guarauna</i>	Nest sites unlikely; foraging habitat available	Nest in a variety of ground and tree locations, uses streams, swamps, and marshes	Wetland surveys
Florida scrub jay <i>Aphelocoma coerulescens</i>	Nest sites unlikely; foraging habitat available	Nest in scrub oaks; forages in dry sandy flatwoods and oak scrub	Pedestrian transects, restricted to areas with suitable habitat during spring or summer
Southeastern American kestrel <i>Falco sparverius paulus</i>	likely; unknown if listed resident subspecies or northern migrants	Pine flatwoods, nest in natural cavities of dead trees and abandoned woodpecker nests	Pedestrian/vehicular survey in pasture during spring or summer
wood stork <i>Mycteria americana</i>	Foraging likely, nesting unlikely	Palustrine wetlands; nest in tops of trees in hardwood swamps	Wetland surveys
little blue heron <i>Egretta caerulea</i>	Foraging likely, nesting unlikely	Breeding: marshes, swamps, ponds; nest in shrubs and small trees	Wetland surveys
snowy egret <i>Egretta thula</i>	Foraging likely, nesting unlikely	Breeding: marshes, swamps, ponds; nest in shrubs and small trees	Wetland surveys
Tricolored heron <i>Egretta tricolor</i>	Foraging likely, nesting unlikely	Breeding: marshes, swamps, ponds; nest in shrubs and small trees	Wetland surveys
white ibis <i>Eudocimus albus</i>	Foraging likely, nesting unlikely	Breeding: marshes, swamps, ponds; nest in shrubs and small trees	Wetland surveys; pedestrian/vehicular survey in pasture

Two additional species were observed utilizing the subject property. A little blue heron (*Egretta caerulea*) was observed in a vegetated non-forested wetland and a kestrel was observed in a pasture. Please note that because it is outside of the kestrel breeding season (April through early September) it can not be ascertained that the bird was the protected resident subspecies the southeastern American kestrel (*Falco sparverius paulus*); it could have potentially been the non-listed northern migrant which is the American kestrel (*Falco sparverius*). Because the Florida Fish & Wildlife Conservation Commission (FWC) lists the southeastern American kestrel as a "Threatened Species",

additional surveys should be performed during the breeding season in the areas where the kestrels were repeatedly seen in order to attempt to identify the location of any potential nests within the project area.

Please note that this was not a formal survey and should be used for planning purposes only. Based on the initial review of the site, the following additional surveys are recommended to be performed in general accordance with the "*Wildlife Methodology Guidelines for Completion of the Application for Development Approval*" (FGFWC 1988): upland surveys, wetland surveys, gopher tortoise surveys (if any burrows are found), and herpetological surveys. Results of wildlife surveys are useful for site planning purposes, and are required for larger projects such as a Development of Regional Impact (DRI).

1) Upland Vehicular and Pedestrian Transect Surveys

Based on the *Wildlife Methodology Guidelines*, vehicular and pedestrian transects should be established in the naturally vegetated uplands and agricultural uplands on the site at a density sufficient to cover the site. The investigator should search along transects in morning and evening hours for any species listed as Endangered, Threatened, or of Special Concern by the FWC or USEWS. In pasture and open lands areas, transects may be driven in an open, low-profile all terrain vehicle.

2) Gopher Tortoise Surveys

The appropriate areas of the site (e.g., pine flatwoods, other open lands, and pastures) should be surveyed for gopher tortoises only if active or inactive burrows are found during the upland surveys. Locations of transects and locations of burrows encountered should be mapped. All burrows should be classified as active, inactive or abandoned according to the criteria of Auffenberg and Franz (1982) in order to determine tortoise density, by habitat.

3) Herpetological Surveys

The *Wildlife Methodology Guidelines* require herpetological surveying in those areas of natural habitat where more than 0.4 tortoises per acre occur. This

density is not anticipated anywhere on this site; however, if such a density is discovered, an inspection of an appropriate subsample of burrows in high density areas should be conducted using an infrared remote camera to inspect the interior of sampled burrows.

4) Wetland Wildlife Surveys

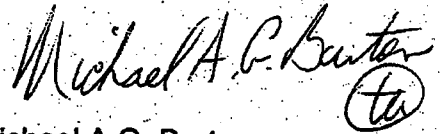
Wetlands should be surveyed using helicopter or light aircraft surveys with ground verification where warranted. Wading birds and alligators are generally more readily apparent from an aerial perspective than from ground surveys. Nesting sandhill cranes are especially apparent from above. The surveys should be conducted during the breeding season of the Florida sandhill crane. Aerial surveys are also useful for determining if bald eagle nest trees exist on site. Aerial surveys should be conducted at a minimum of 500 feet above ground elevation and a maximum of 1200 above ground elevation.

Overall, this parcel has some natural resources present that should be considered in development planning, including the presence of wetlands, some rarer habitats (specifically the cypress swamp forest), and the presence of listed wildlife species that should be investigated further. EAC staff are available to discuss the results of this survey and its implications for development planning, and can assist with any additional wildlife surveys or other natural resource management planning issues. If you have any questions, please contact Alissa Powers or Mike Burton at our Palmetto office.

Sincerely,



Alissa Powers
Project Manager/Ecologist



Michael A.G. Burton
Principal Scientist

Enclosure

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V. DEVELOPMENT POTENTIAL

V. Development Potential

A. Potential Yield Under Existing Zoning

Based on the existing zoning of the property, the subject property could be developed at a maximum density of 1 DU/acre to 1 DU/5 acres. This would allow for approximately 3,097 dwelling units on the 3,891.48-acre +/- site.

B. Rezone Potential

In order to development at densities over 1 DU/acre the site must be rezoned to Planned Development. Site plan approval is also required as a part of the rezone process for Planned Development. The rezoning process allows County staff, the Planning Commission (PC), and the BOCC to recommend and approve conditions that limit the development of the site. Common conditions require a standard lot size, setbacks, and limitations to the density or intensity of a project, and additional landscaping and buffering over minimums required by the LDC.

Based on the maximum allowable densities of the underlying Future Land Use Designations, approximately 8,896 dwelling units could be permitted on the subject property. (See chart below.)

FLU District	Dwelling Units / Acre	Total Acres	Yield
UF-3	3.0	2,899.48	8,698
AG-R	0.2	992	198
<i>Total</i>	<i>2.29 (average)</i>	<i>3,891.48</i>	<i>8,896</i>

However, the maximum densities permitted under the Future Land Use designation or implementing zoning district are not guaranteed as-of-right. It is common for the Board of County Commissioners (BOCC) to approve one-half of the maximum allowable density, and it has been stated by the Planning Department that the average density approved in the Urban Fringe designation is 1 DU/acre. Based on this, potential dwelling unit yield for the site could be closer to a total 3,000 dwelling units.

As stated above, a portion of the east parcel is located outside of the FDAB, which substantially limits the development potential of this portion of the subject property. To increase the allowable density beyond the FDAB boundary, a Future Land Use Map Amendment would be required. These types of changes are generally made during the County's Evaluation and Appraisal Report (EAR) of the Comprehensive Plan, which occurs on a 5- to 7-year cycle. Manatee County's EAR has just recently been completed, therefore it is unlikely that requests for such action will be considered before 2010-2012 with the next EAR cycle. During the current EAR, Planning staff indicated that the County Commission (BOCC) would not consider moving the boundary line to the east, and the County voted against doing so.

Commercial development may also be possible on the subject site. Locational Criteria of commercial development is included under the Comprehensive Plan (as discussed above). Because the site includes property located at the intersection of two roadways functionally classified as collector or higher, the subject site may meet the Locational Criteria establishment of a commercial "node". Commercial development for the subject property is limited to 30,000 in the AG/Rural FLUC and 150,000 square feet in the UF-3 FLUC. Uses would also be limited neighborhood retail uses and office uses for personal or professional services.

C. Development of Regional Impact Thresholds

Development of Regional Impact (DRI) Thresholds (Chapter 28-24, Florida Administrative Code) establishes criteria for the size of developments required to undergo DRI review and approval. DRI residential thresholds are based on estimates of population for the County. Commercial thresholds are generally based on square footage, acreage, or other generation criteria. For Manatee County, the Residential DRI Threshold is 2,000 dwelling units and the retail service threshold is 400,000 sf.

DRI thresholds for developments that include two or more land uses are based on the sum of the percentages of the appropriate threshold. The DRI threshold is exceeded when the sum of percentages of each land use is equal or greater than 145 percent. An example of this application is provided below. The example provided below is below the 145% threshold for two or more uses, therefore it would fall below the stringent DRI review process.

Use	DRI Threshold	Proposed	Percent Threshold
Retail Service	400,000 sf.	150,000 sf.	38%
Residential	2,000 du	1,980 du	99%
<i>Total</i>	-	-	<i>137%</i>

The percentage of the threshold varies by the number of proposed uses on one site. The DRI process requires additional application, review (by TBRPC, DCA, adjacent jurisdictions, etc.), additional costs, and substantially extended time frame for review and approval. These additional costs and time constraints must be considered when considering the scale of development proposed.

VI. CONCLUSIONS

VI. Conclusions

The subject property is located in an area of Manatee County that is experiencing marked growth as residential and commercial developed makes an increasing presence in a once agricultural area. Several important factors should guide the applicant when seeking development approval for the subject property, including: FDAB, Utility Area Boundary (UAB), provision of water, sewer and reuse and roadway improvements. If Manatee County chooses to extend the UAB, the then the entire site may be developed at a density greater than 1 Du/acre to 1 DU/5. Without this expansion, the parcels west of U.S. 301 may hold future development potential at greater densities than currently allowed while the east parcel would be more limited in its potential.

Future development at up to 3 dwelling units/ gross acre could potentially occur under the existing Future Land Use Classification, with rezoning of the property. Consideration should also be given to the total number of dwelling units sought, with relation to the DRI threshold of 2,000 dwelling units for Manatee County.

Extension of necessary utilities may be stipulated for development approval, a potentially costly endeavor. Other stipulations could include roadway improvements and expansion to fully serve the site. All proposed development must also adhere to the North Central Overlay District guidelines for buffer, mass and building ornamentation.

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