

P.C. 03/12/15

**ORDINANCE 15-14 (f.k.a.14-45) – ROBINSON GATEWAY DRI #29**

Request: Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering a Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for development approval of a new one-phased development of Regional Impact to allow the following maximum development: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s) with a proposed build-out date of 2025.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, on a 288± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is A-1 (Suburban Agriculture – one dwelling unit per acre); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PC: 03/12/15

B.O.C.C. 04/02/15

**RECOMMENDED MOTION:**

Based upon the staff report, evidence presented, comments made at the public hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, and 9J-2.02 F.A.C., subject to the conditions of approval established in the Development Order, I move to recommend APPROVAL of DRI #29 and ADOPTION of Ordinance No. 15-14, as recommended by staff.

## **CASE SUMMARY**

**Case No.:** Ordinance 15-14

**Case Name:** Robinson Gateway - DRI #29

**Applicant(s):** MW Gateway Development, LLC

**Request:** **Approval of a new Development of Regional Impact to allow**

- a. 542 residential units;**
- b. 900,000 square feet of retail space;**
- c. 600,000 square feet of office space;**
- d. 1,750 seats or 130,680 square feet movie theatre  
350 rooms or 219,800 square feet for hotel(s).**

**Location:** North side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto

Case Manager: Stephanie Moreland

Staff Recommendation: Approval

## **SURROUNDING LAND USES AND ZONING**

- To the NORTH, is vacant land approved for single-family residences (Wellington Lake Manor) but not yet constructed, zoned PDR (Planned Development Residential).
- To the SOUTH, across Moccasin Wallow Road, single-family attached and detached residences and golf course (Fairways @ Imperial Lakewoods) zoned PDR, Manufactured homes (Imperial Lakes MHP) zoned RSMH-4.5 (Residential Manufactured Homes-4.5 dwelling units per acre), single-family residences in Regency Oaks Subdivision zoned RSF-4.5 (Residential Single-Family-4.5 dwelling units per acre), Vacant land (pending DRI for Parrish Lakes) zoned A (General Agriculture – one dwelling unit per five acres) and A-1(Suburban Agriculture-one dwelling unit per acre).
- To the EAST, across Carter Road, vacant land approved for Eagle Pointe Subdivision (not yet constructed) zoned PDR (Planned Development Residential) and vacant land zoned A. Further east, vacant land approved for Villages of Amazon zoned PDMU (Planned Development Mixed Use).
- To the WEST, vacant land zoned A-1, across Interstate I-75, approved mixed use projects; Woods of Moccasin Wallow, Artisan Lakes/Gateway North DRI, and Stonedam Preserve zoned PDMU.

## **SUMMARY: (SM)**

The request is for a new, multi-use Development of Regional Impact on 288± acres. A concurrent request for the associated General Development Plan and Zoning Ordinance is being processed simultaneously.

Historically, the site has been used for agricultural uses (i.e. sod farm, row crops, tree farm). The remnants of a tree farm and nursery and two small office buildings (to be demolished) exist today. Other prominent features include a 100-foot wide Florida Power and Light transmission line easement which contains overhead lines and parallels the western boundary of the site extending in a southwest to northeastern direction.

**PROJECT DESCRIPTION:**

The 2020 Manatee County Comprehensive Plan designates 88± acres as MU (Mixed Use), 193 acres as UF-3 (Urban Fringe – three dwelling units per acre) and 7± acres (FPL Easement/transmission lines) as P/SP-1 (Public/Semi-Public-1) on the Future Land Use Map. The site is partially in a designated entranceway. There are no wetlands.

Access to the site will be via Moccasin Wallow Road and Carter Road.

The proposed uses are shown in Table 1 below:

| <b>TABLE 1 – DEVELOPMENT TOTALS</b>  |                                     |                 |
|--|-------------------------------------|-----------------|
| TYPE OF DEVELOPMENT: Multi-Use Development   |                                     |                 |
| LOCATION: North side of Moccasin Wallow Road, west side of Carter Road and east side of I-75 |                                     |                 |
| <b>LAND USE</b>  | <b>PHASE 1</b>                      | <b>TOTAL</b>    |
| RESIDENTIAL<br>(Multi-Family)<br>(Single-Family Attached)                                    | 542 Units<br>222 units<br>320 units | 542 Units       |
| RETAIL   | 900,000 sq. ft.                     | 900,000 sq. ft. |
| OFFICE   | 600,000 sq. ft.                     | 600,000 sq. ft. |
| HOTEL(S)   | 350 rooms                           | 350 rooms       |
| MOVIE THEATRE  | 1,750 seats                         | 1,750 seats     |
| BUILD-OUT DATE   | December 31, 2025                   |                 |
| EXPIRATION DATE  | DECEMBER 31, 2026                   |                 |

The applicant did not request a Land Use Equivalency Matrix (LEUM) Equivalency Matrix which allows the developer flexibility in the quantity of approved land uses without requiring modification to go through a DRI Notice of Proposed Change process.

In addition to the Application for Development Approval, there were three rounds of sufficiency comments and responses. After the third sufficiency response, TBRPC deemed the application sufficient on 7/11/2014. Manatee County concurred that the application was sufficient. Any remaining local issues are discussed in further detail in the accompanying General Development Plan and Zoning Ordinance analyses.

## TRANSPORTATION

### **Major Transportation Facilities**

The site is adjacent to Moccasin Wallow Road, and Carter Road. Moccasin Wallow Road is designated as a six lane arterial roadway with planned right of way width of 150 feet. Carter Road is designated as a four lane collector with a planned right of way width of 120 feet.

### **Transportation Concurrency**

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on U.S. 301, Moccasin Wallow Road and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that level of service deficiencies exist at studied intersections and roadway segments. The project-related concurrency improvements and requirements are as follows:

1. With each Final Site Plan (FSP) application, the Developer shall submit to Manatee County a Traffic Impact Analysis which addresses the following:
  - a. An external P.M. peak hour trip generation table, an estimate of cumulative project trips, plus previously approved site plans, to demonstrate whether any improvement thresholds are reached,
  - b. An assessment of the estimated traffic operations and turning movements together with a conceptual design of the driveways, serving the project covered by the FSP application:

**Table A(1). Transportation Improvements**

| No. | Road               | Location/Limits  | Improvement  | Project Trip Threshold   | Proportionate Share |
|-----|--------------------|--|--|--|---------------------|
| 1   | Moccasin Wallow Rd | I-75 northbound ramps to 0.25 mi east of Buffalo Rd              | Widen from four lanes to six lanes   | 2,541  | 75.2%               |
| 2   | Moccasin Wallow Rd | 0.25 mi east of Buffalo Rd to 0.25 mi east of Carter Rd          | Widen from two lanes to four lanes   | This improvement is included in the intersection improvement at Moccasin Wallow Road at Carter Road. | ... <sup>1</sup>    |
| 3   | Moccasin Wallow Rd | intersection at U.S. 41  | Construct a separate westbound left turn lane (for total of one)   | 2,463  | 62.2%               |
| 4   | Moccasin Wallow Rd | at I-75 northbound ramps   | Install traffic signal control   | 2,760  | 27.3%               |
| 5   | Moccasin Wallow Rd | at project Driveway #1 aligning with Buffalo Rd                  | Construct a separate southbound left turn lane (for total of one), southbound right turn lane (for total of one), eastbound left turn lane (for total of two). Construct additional eastbound through lane (for total of three) and additional west bound through lane (for total of three) consistent with Improvement No. 1 of this table. See condition A(9). | 2,167  | 100.0%              |
| 6   | Moccasin Wallow Rd | intersection at Carter Rd  | Construct a separate southbound left turn lane (for total of one). Construct additional eastbound through lane (for total of two) through the intersection tapering to one eastbound through lane 0.25 mi east of the intersection consistent with Improvement No. 2 of this table.  | 1,751  | 62.7%               |
| 7   | Moccasin Wallow Rd | intersection at U.S. 301   | Construct a separate eastbound left turn lane (for total of one)   | 2,315  | 66.3%               |
| 8   | U.S. 301           | intersection at S.R. 62  | Construct a separate westbound left turn lane (for total of one)   | 2,760  | 50.1%               |
| 9   | Moccasin Wallow Rd | at project Driveway #2, approximately 0.20 mi east of Buffalo Rd | Construct separate eastbound left turn lane (for total of one), westbound right turn lane (for total of one), and southbound right turn lane (for total of one). Construct additional eastbound through lane (for total of two) and westbound through lane (for total of two), consistent with Improvement No. 2 of this table.                                  | 2,523  | 100.0%              |
| 10  | Carter Rd          | at project Driveway #3, located on Carter Rd                     | Construct separate northbound left turn lane (for total of one), eastbound left turn lane (for total of one), and eastbound right turn lane (for total of one).  | 2,968  | 100.0%              |

1. This improvement is included in the proportionate share calculation at the intersection of Moccasin Wallow Road & Carter Road

| <b>CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE</b>  |                |                    |                               |
|---|----------------|--------------------|-------------------------------|
| <b>TRANSPORTATION CONCURRENCY</b>   |                |                    |                               |
| <b>CLOS APPLIED FOR: Yes</b><br><b>TRAFFIC STUDY REQ'D: Yes</b>   |                |                    |                               |
| <b>NEAREST ROADWAY</b>  | <b>LINK(S)</b> | <b>ADOPTED LOS</b> | <b>FUTURE LOS (W/PROJECT)</b> |
| <b>Moccasin Wallow Road</b>   | <b>2750</b>    | <b>D</b>           | <b>C</b>                      |
| <b>Carter Road</b>  | <b>2275</b>    | <b>C</b>           | <b>C</b>                      |
| <b>OTHER CONCURRENCY COMPONENTS</b>   |                |                    |                               |
| Potable water, waste water, and school facilities will be reviewed at the time of Final Site Plan/Construction Drawings. Traffic, parks and solid waste will be granted with the approval of the DRI. |                |                    |                               |

There will be bicycle or pedestrian facilities on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike paths and lanes shall be constructed in accordance with Manatee County standards.

The applicant has agreed to a stipulation requiring a transit analysis at the time 50% of the development is requested in the form of a Final site Plan.

Sidewalks will be constructed along both sides of all streets and roadways in the project.

**Environmental Resource Impacts**

**VEGETATION WILDLIFE AND WETLANDS**

The 288-acre site is characterized by agricultural uses associated with a commercial tree and shrub nursery operation. There are no wetlands on-site. No wetland impacts are anticipated and no mitigation is required.

**WATER QUALITY AND STORMWATER MANAGEMENT**

The Robinson Gateway DRI site is in the Gulf Coastal Lowlands physiographic province. Several significant drainage ditches were created within and around the periphery of the site to modify the surface and subsurface drainage for farming activities that flow to Cabbage Slough, which ultimately discharges to Frog Creek and into Terra Ceia Bay.

The applicant states that the property provides groundwater recharge to the surficial aquifer but is not expected to have any Floridian Aquifer recharge areas.

The proposed stormwater management system will employ grassed swales, surface water detention ponds and stormwater attenuation ponds to treat stormwater before it is discharged to existing wetlands and waterways.

All existing wells on-site that are not to be used for the development will be plugged and abandoned as required by SWFWMD. Those to be used will be subject to permitting by SWFWMD.

The vast majority of the project is located within the Cabbage Slough watershed (WBID 1816) which has no verified water quality impairments. A small portion of the project is located in the Buffalo Canal (WBID 1823) and Curiosity Creek (WBID 1792) watersheds which are impaired for dissolved oxygen, nutrients and fecal coliform. This would require the project's surface water management system to be designed to cause net improvement, for those parameters not meeting standards, to the receiving water.

The applicant did not provide ground or surface water quality measurements, but expects to be required to develop a pre- and post-development environmental monitoring plan, including water quality parameters and intends to perform baseline water quality monitoring for ambient groundwater conditions. The Developer has committed to submitting a Surface and Groundwater Quality Monitoring Plan prior to approval of the first Preliminary Site Plan and Baseline monitoring shall be completed prior to the commencement of any construction activities with the exception of those construction activities that may be required to implement the monitoring plan.

This project shall be required to reduce the calculated pre-development flow rate by 50% for all stormwater outfall flow directly or indirectly into Frog Creek Watershed.

## **SOILS**

The site includes a variety of soil types to include Eau Gallie Fine Sand, Floridana Immokalee-Ookeelana Association, and Wabasso Fine Sand predominate. All are poorly drained soils and are subject to seepage and wetness. Standard engineering practices will be utilized to offset soil limitations for roadways and buildings. Various approved techniques will be used for stabilization.

## **FLOODPLAINS**

The Flood maps for this area were recently updated, effective March 17, 2014. According to FEMA FIRM map 12081C0176E, portions of the property are designated as being within the 100-year floodplain, with a mix of A and AE designations. The applicant is encouraged to limit impacts to these areas. Both state and local agencies have strict criteria regarding stormwater design to prohibit downstream and upstream flooding from development projects.

## **WATER SUPPLY**

Planned uses for this DRI are expected to generate a daily demand for more than one half million gallons per day of potable and non-potable water following completion. It is anticipated that the non-potable water demand will be met with reclaimed water service and/or backup wells once established and operational.

The applicant provided a November 19, 2010 correspondence from Manatee County Public Works, confirming ample capacity to meet the potable water demand projections associated with the project. The Lake Manatee Treatment Plant currently has a plant capacity of 84.0 million

gallons per day (MGD) and a maximum daily follow of 50 MGD. The project will also utilize a 20” reclaimed water main.

The applicant will be required to seek a utilities certificate of level of service and bear the construction costs associated with providing “all potable water, non-potable water and sanitary sewer facilities required to serve the project.”

In addition to the required installation of water conserving fixtures and technology regarding irrigation systems, the applicant intends to implement irrigation restrictions and encourage the use of native, drought tolerant landscaping within the single-family portion of development.

The following summarizes the projected potable and non-potable water demand by phase and land use:

| LAND USE      | ENTITLEMENTS                    | TOTAL ACRES | IRRIGATED ACRES          | WATER DEMAND (GPD) |             |
|---------------|---------------------------------|-------------|--------------------------|--------------------|-------------|
|               |                                 |             |                          | Potable            | Non-Potable |
| RESIDENTIAL   | 320 SF Units<br>222 MF Units    | 32.9<br>N/A | 6.58 (20%)<br>0.00 ( 0%) | 62,400<br>28,900   | 25,500<br>0 |
| RETAIL        | 900,000 Sq. Ft.                 | 20.7        | 2.07 (10%)               | 138,700            | 8,000       |
| OFFICE        | 600,000 Sq. Ft.                 | 13.8        | 1.38 (10%)               | 144,000            | 5,300       |
| HOTEL         | 350 Rooms                       | 3.0         | 0.30 (10%)               | 52,500             | 1,200       |
| MOVIE THEATRE | 1,750-Seats/<br>130,680 Sq. Ft. | 3.0         | 0.30 (10%)               | 15,700             | 1,200       |
| FPL EASEMENT  | -----                           | 18.5        | 18.5 (100%)              | 0                  | 71,800      |
| BUFFERS/PARKS | -----                           | 60.3        | 57.28 (95%)              | 0                  | 222,200     |
| COUNTY PARK   | -----                           | 27.0        | 25.56 (95%)              | 0                  | 99,500      |
| Total         |                                 |             |                          | 442,200            | 434,700     |

## WASTEWATER MANAGEMENT

Uses within this DRI are expected to generate more than 500,000 gallons of wastewater per day upon completion. The wastewater generation associated with the 542 residential units alone was projected to account for more than 45 percent of the overall project demand and was nearly equivalent to the demand associated with the Retail, Office, and Movie Theatre uses combined.

While restaurants, laundromats, dry cleaners and supermarkets could and typically do locate within retail components of mixed-use projects, any generator of industrial-type effluents would be required to comply with all applicable federal, state and local regulatory and licensing criteria.

The following summarizes the anticipated daily wastewater generation by land use:

| LAND USE      | ENTITLEMENTS                | WASTEWATER GENERATION (GPD) |
|---------------|-----------------------------|-----------------------------|
| RESIDENTIAL   | 320 SFA Units               | 187,200                     |
|               | 222 MF Units                | 57,700                      |
| RETAIL        | 900,000 Sq. Ft.             | 116,000                     |
| OFFICE        | 600,000 Sq. Ft.             | 120,000                     |
| HOTEL         | 350 Rooms                   | 42,000                      |
| MOVIE THEATRE | 1,750-Seats/130,680 Sq. Ft. | 13,100                      |
| Total         |                             | <b>536,000</b>              |



Information from Manatee County Public Works Department indicates the County has sufficient capacity to serve the project. Currently the North Water Reclamation facility has a permitted capacity of 7.5 MGD and a “three month average day demand of 3.761 MGD.”

The Applicant will be required to obtain a utilities certificate of level of service and construct “all potable water, non-potable water and sanitary sewer facilities required to serve the project.”

No septic tanks will be used in the project.

**SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE**

It is estimated that this DRI will generate nearly 12 tons of solid waste each day following buildout in 2025. This projection is based on solid waste generation rates obtained from other Manatee County DRI’s recently approved and/or considered. The retail uses are clearly anticipated to be the largest generator of Solid Waste, accounting for more than 71% of the overall solid waste projection. Manatee County Solid Waste Division indicates sufficient capacity to serve the solid waste needs of the project at the Manatee County landfill.

The following summarizes the anticipated solid waste generation for the single-phased project.

| LAND USE      | ENTITLEMENTS/IRRIGATED ACRES | SOLID WASTE GENERATION (LBS.) |          |
|---------------|------------------------------|-------------------------------|----------|
|               |                              | CUBIC YDS./DAY                | LBS./DAY |
| RESIDENTIAL   | 542 – 222 MF UNITS           | 3.60                          | 4,320    |
|               | 320 SFA UNITS                | 1.67                          | 1,998    |
| COMMERCIAL    | 900,000 SQ. FT.              | 30.09                         | 9,000    |
| OFFICE        | 600,000 SQ. FT.              | 5.00                          | 6,000    |
| HOTEL         | 219,800 SQ.FT./350 ROOMS     | 0.73                          | 875      |
| MOVIE THEATRE | 130,680SQ.FT./1,750 SEATS    | 1.09                          | 1,307    |
| Total         |                              | 42.18                         | 23,500   |

**Human Resource Impacts**

**AIR QUALITY**

Fugitive dust is a byproduct of site preparation and construction resulting from wind erosion of disturbed soils, the movement of construction equipment and burning of cleared vegetation. The project will utilize various procedures to minimize fugitive dust such as clearing and grubbing only individual parcels where construction is scheduled to proceed; sodding, seeding, mulching or planting of landscaped material in cleared and disturbed areas; and watering of exposed areas.

The analysis of transportation impacts and potential vehicle emissions identified that air quality will be degraded at various intersections at project build out without certain improvements. The applicant states that the improvements identified to allow operation of those intersections at LOS D or better, once constructed, will preclude air quality problems. The applicant does not propose to delay project construction until the intersection improvements are scheduled or constructed, but to pay its proportionate share of all improvement costs.

## **AFFORDABLE HOUSING**

In lieu of completing an affordable housing analysis the applicant proposes a “Voluntary Affordable Housing Mitigation Program”. The Program requirements are recommended as stipulations in the Development Order as follows:

- M(1) In lieu of any analysis required by 9J-2.048, Florida Administrative Code, the Developer shall enter into a Voluntary Housing Mitigation Program as set forth in the conditions below.
- M(2) The Developer may provide up to 54 units within the project that satisfies the requirements of the “affordable” or “workforce/essential worker” housing as defined by the Manatee County Land Development Code. The final number of combined affordable or workforce/essential worker units to be equal to 10% of the total number of residential units constructed within the Project.
- M(3) The 54 units shall qualify upon the first sale or rental to an end user as workforce housing as defined by Manatee County Land Development Code. The maximum sales price for the workforce housing units shall be based upon current workforce sales price as established by the methodology in the Manatee County Land Development Code and may be modified each year as determined by Manatee County.
- M(4) The proposed units may be provided as either for sale units or for rent multi-family units provided the rental rates meet the requirements within the Manatee County Local Housing Assistance Plan.
- M(5) As an alternative to the construction of units, the Developer may elect to contribute to the Voluntary Affordable Housing Mitigation Program a payment no greater than \$108,000 (54 units x \$2,000 each), in terms of 2014 dollars, to the Manatee County Neighborhood Services Department or its designated Housing Assistance Program to fully satisfy any affordable or workforce housing requirements for the Robinson Gateway DRI.
- M(6) The Voluntary Affordable Housing Mitigation Program payment shall be made at time of building permit for each residential unit on the project and payable at the rate of \$200.00 per residential unit in terms of 2014 dollars (542 units x\$200.00 per unit =\$108,400.00).
- M(7) Residential units sold within the Robinson Gateway DRI that meet the Maximum Income Limits for qualifying individual(s) or Maximum Sales Price requirements for affordable or workforce housing as identified by the Manatee County Maximum Income Limits Table shall not require the voluntary cash mitigation payment described in Stipulation M.(6) above, and shall apply to satisfaction of the requirement to provide “affordable “ or “workforce/essential worker” housing. These units shall also receive all applicable incentives described in Section 1302 of the Manatee County Land Development Code for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price and income limits in effect at the time a contract for purchase of an affordable or workforce housing unit is executed shall apply.
- M(8) Residential units rented within the Robinson Gateway DRI that qualify as affordable housing or are equal to or less than a monthly mortgage payment for a workforce housing unit as identified by the Manatee County Maximum Income Limits Table shall not require the voluntary cash mitigation payment described in Stipulation M.(6) above, and shall apply to satisfaction of the requirement to provide “affordable” or “workforce/essential worker”

housing. These units shall also receive all applicable incentives described in Section 1302 of the Manatee County Land for affordable and workforce housing. These maximum income limits and maximum sales prices are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price (and rental equivalent) and income limits as well as the proposed price range of rental units in effect at the time a certificate of occupancy is issued for a multi-family residential building containing affordable and/or workforce housing units shall apply.

- M(9) In lieu of the cash mitigation payments required above, either in whole or in part, Robinson Gateway DRI may propose for TBRPC, the State Land Planning Agency and Manatee County approval, one (1) or more “on-site” affordable or workforce/essential worker housing programs to satisfy such obligation by one (1) or more of the following types of programs; provision of land for other affordable housing programs: provision of affordable rental or purchase subsidy assistance; provision of down payment, closing cost or other acquisition cost assistance; provision of financial assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC, the State Land Planning Agency, and Manatee County. If one or more such “on-site” programs are approved, then the funds in the mitigation special revenue fund above, shall be utilized for such program(s).
- M(10) The Developer shall include in its Biennial Report data showing the number and sale prices of affordable and/or workforce housing units sold or rented within the reporting period. The Biennial Report shall identify the sale of any unit via the property appraiser data for sales date. Rental shall include documentation on the number of units, rental rate and duration of initial contract. The Developer shall also report the amount of voluntary cash mitigation payments made for residential units that do not qualify as affordable or workforce housing units.
- M(11) The Developer retains the right to perform an affordable housing analysis consistent with 9J-2.048, Florida Administrative Code, at any time during development of the DRI to determine the affordable housing need created by the project and appropriate mitigation, if necessary to be applied to the remainder of the project, subject to the concurrence of Manatee County, TBRPC, and the State Land Planning Agency.
- M(12) The Developer shall attempt to maintain the 10% ratio of workforce/affordable units to make the necessary mitigation payments throughout the development schedule. Should the project develop mitigation units in excess of 10% at any time, any exceedance of mitigation units shall be credited towards future development of the project. If during any biennial reporting period it is determined the project had developed or paid the cash mitigation for less than 10% ratio, the mitigation payments or units may be requested by the County.

## **POLICE AND FIRE PROTECTION**

Law enforcement will be provided by Manatee County Sheriff. The Sheriff’s office has identified a projected need for three additional officers to serve the project at build out in 2025. The officer further suggested “the hiring of a security firm or off-duty deputies” during construction phase “as a deterrent to construction thefts.”

Fire protection will be provided by the North River Fire District. The nearest station to the project is Station 6, at 9805 Gateway Boulevard, Palmetto, approximately one mile from the entrance to this development. This location would provide an acceptable response time to the site.

## **RECREATION AND OPEN SPACE**

The project includes at least 30± acres for various types of recreational and open space amenities (e.g. greenways, nature trails, and environmentally-sensitive features) have been committed by the applicant. Recreational opportunities (pocket parks, linear parks, etc.) will be provided and reviewed further during the development processes. Total open space anticipated is 98± acres or 34% of the site.

## **EDUCATION**

The projected number of students is calculated as a percentage of the number of residential units by residential unit type. Based on Manatee County School Board's Student Generation Rates (dated 1/13/11), it is projected that 200 students (96 elementary students, 50 middle students, and 54 high school students) would reside within the residential component of the Robinson Gateway DRI at build-out.

The School District of Manatee County indicates the site is in School Service Area 1 for school planning. Schools servicing the site are Virgil Mills Elementary, Buffalo Creek Middle and Palmetto High.

There are no school facilities proposed on the project site.

## **HEALTH CARE**

The project is within the service area of several major health care providers and facilities, including: Blake Medical Center (Bradenton) Lakewood Ranch Medical Center (Lakewood Ranch), South Bay Hospital (Sun City Center), and Manatee Memorial Hospital (Bradenton).

## **ENERGY**

Correspondence from FP&L indicates the company has "sufficient capacity to provide electric service". A line extension will be required to serve the project. The developer has committed to working with TECO/Peoples Gas, or other similar providers, to encourage the availability of natural gas within the Project.

The anticipated average daily energy consumption at build-out is projected to be 31,568 kilowatts (KW), with a peak hour demand of 17,363 KW.

## **HISTORICAL AND ARCHAEOLOGICAL**

No significant archaeological or historical resources have been previously recorded or within the project area. However, the Florida Division of Historical Resources (FDHR) staff provided suggested Development Order conditions to address recommended actions in the "unlikely" event such resource(s) is discovered during ground disturbing activities associated with the property.

## **Conclusion**

To offset the potential impacts of the project, a series of conditions are recommended in the attached Development Order.

**ATTACHMENTS:**

1. Appendix for Transportation Background Improvements
2. Tampa Bay Regional Planning Council Final Report
3. Ordinance 15-14
4. Copy of Newspaper Advertising
5. Traffic Impact Analysis
6. Public Comment letter

**APPENDIX**

**Background Improvements**

In addition to the project-related impacts, there are several level of service deficiencies attributable to existing traffic and traffic from approved-but-not-yet built development. These “background traffic” deficiencies consist of the eighteen improvements listed below. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate adverse impacts caused by background traffic.

**TABLE 3  
Background Required Improvements**

| # | LOCATION   | LOS<br>STD | TOTAL TRAFFIC BACKGROUND<br>REQUIRED IMPROVEMENTS  |
|---|--|------------|--|
| 1 | C.R. 675: US 301 to Rye Road                         | C          | Widen from 2 to 4 Lanes  |
| 2 | U.S. 41: U.S. 19 to 49 <sup>th</sup> Street East     | D          | Widen from 4 to 6 Lanes  |
| 3 | I-75: S.R. 64 to U. S. 301                           | D          | Widen from 3 to 4 Lanes in Northbound Direction  |
| 4 | Moccasin Wallow Road/Buffalo Road (Project Drive #1) | D          | Signalize when warranted by MUTCD  |
| 5 | Moccasin Wallow Road/Carter Road                     | D          | Construct a second eastbound left turn lane, construct a second westbound through lane, signalize when warranted by MUTCD. |
| 6 | Moccasin Wallow Road/U.S. 301                        | D          | Signalize when warranted by MUTCD.   |
| 7 | Ellenton-Gillette Road/Moccasin Wallow Road          | D          | Signalize when warranted by MUTCD.   |

|    |   |   |  |
|----|---|---|--|
| 8  | Moccasin Wallow Road/I-75 SB Ramps  | D | Construct second westbound left turn lane and second receiving lane on the southbound ramp. Signalize when warranted by MUTCD.   |
| 9  | Moccasin Wallow Road/U.S. 41  | D | Signalize when warranted by MUTCD.   |
| 10 | Ellenton-Gillette Road/69 <sup>th</sup> Street East                           | D | Construct a second eastbound through lane, construct an eastbound left turn lane, construct a northbound right turn lane, signalize when warranted by MUTCD  |
| 11 | U.S. 301/C.R. 675   | C | Signalize when warranted by MUTCD  |
| 12 | 69 <sup>th</sup> Street East/Erie Road./C.R. 10 at Erie Road/C.R. 75          | D | Signalize when warranted by MUTCD  |
| 13 | Carter Road/Buckeye Road  | D | Signalize when warranted by MUTCD  |
| 14 | Ellenton-Gillette Road/Mendoza Road   | D | Construct a northbound right turn lane, construct a southbound left turn lane. Signalize when warranted by MUTCD   |
| 15 | 69 <sup>th</sup> Street East/ U.S. 41   | D | Construct dual southbound left turn lanes, construct a second receiving lane on the east leg of the intersection, construct dual westbound left turn lanes, construct a westbound right turn lane, construct an eastbound right turn lane, construct a third northbound through lane |
| 16 | U.S. 41/49 <sup>th</sup> Street East/Experimental Farm Road                   | D | Construct a westbound left turn lane, construct a third northbound through lane  |
| 17 | 49 <sup>th</sup> Street East/Experimental Farm Road at Ellenton Gillette Road | D | Signalize when warranted by MUTCD  |
| 18 | U.S. 301/Buckeye Road   | C | Signalize when warranted by MUTCD  |

**Access**

The Traffic Impact Analysis also included review of the site access points. The project has access to the thoroughfare roadway network via local roads and driveway connections; Moccasin Wallow Road and Carter Road. The TIA identified the following site related improvements at the three project access locations:

**TABLE 4  
Site Required Improvements**

| # | LOCATION   | LOS STD | SITE REQUIRED IMPROVEMENTS   |
|---|--|---------|--|
| 1 | Moccasin Wallow Road/Buffalo Road (Project Drive #1)                                 | D       | Construct a separate southbound left turn lane (for a total of one), construct a southbound right turn lane (for a total of one), an eastbound left turn lane (for a total of two), construct additional eastbound through lane (for a total of three), and additional westbound through lane (for a total of three), consistent with improvement #1 of concurrency improvement table. |
| 2 | Moccasin Wallow Road/Project Drive #2(approximately 0.20 miles east of Buffalo Road) | D       | Construct separate eastbound left turn lane (for a total of one), westbound right turn lane (for a total of one), and southbound right turn lane (for a total of one). Construct additional eastbound through lane (for total of two) and westbound through lane (for total of two), consistent with improvement #2 of the concurrency improvement table.                              |
| 3 | Carter Road/Project Drive #3   | E       | Construct separate northbound left turn lane (for total of one), eastbound left turn lane (for total of one), and eastbound right turn lane (for total of one).  |