

Conditions and notes for record PLN-PRECONF-24-000017

Job Address:

Job Description: 4.04.2024_Comprehensive Plan compliant rezone from OUA and OUR to OUE-1 for a rural residential subdivision comprised of PINs: 0573002010, 0571001015, 0571003010, 0571002000, and 0571001010; totaling approximately 504.38 acres.

Discipline	Status	Type	Details	Attached To	Created By
Transportation Planning	Open	Note	<p>Transportation comments</p> <ol style="list-style-type: none"> The proposed development is expected to generate over 100 PM peak hour trips; therefore, a transportation impact analysis is required. Please contact Transportation Planning to set up a methodology meeting before conducting the analysis (Resolution No. 2019-106). Residential condominiums, single family subdivisions, villas, duplexes or apartment complexes having 100 dwelling units or more, shall have two or more fully functional access points [UDC, Article 13, Section 124-255, a.4]. Please provide documentation demonstrating legal access. Gated entries shall be designed with a turn-around prior to the gate and adequate throat depth to stack three vehicles outside of the right-of-way [UDC, Article 8, Section 124-120, n.2.d]. Cul de sacs shall not exceed the maximum length of 1,500 feet. (UDC, Article 13, Section 124-253, b.4.d.2) 		Douglas Sines
Environmental Protection	Open	Note	<p>EPD Comment</p> <ol style="list-style-type: none"> The formal application will need to include an environmental report prepared by an appropriate professional. The report should contain the following: <ol style="list-style-type: none"> a complete color native habitat map based on Florida Land Use, Cover and Forms Classification System nomenclature (FLUCFCS) and overlaid on a recent aerial photograph, Preliminary listed species information, Information on how the proposed petition will be consistent with native habitat protection policies, ENV Policy 1.1.1 and ENV Policy 1.2.1 of the Comprehensive Plan. During the review of the submitted petition, Environmental Protection Division staff will inspect the site for the presence of Grand Trees, in accordance with the County's Tree Code, Chapter 54, Article XVIII – Section-54-586(2)(c), development applications shall be designed to protect Grand Trees. Any existing Grand Trees (including their dripline) will 		Bryan Beard

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			need to be shown on concept plans as protected. Please contact Darren Semones (941-840-2411) for the Grand Tree assessment before an application is submitted.		
Air Quality	Open	Note	<p>EPD- AWQ Notes</p> <p>1. The aerials appear to show these parcels have historically/are being used for agricultural operations. Please review the requirements of Article 9, Section 124-174(a) (1-2) of the Unified Development Code regarding historic uses of the site for agricultural reasons. These requirements will be due at the time of a new Site and Development submittal, or clear rationale must be provided to establish why the referenced requirements of UDC are not applicable.</p> <p>2. In order to meet the Unified Development Code 2050 PLAN REGULATIONS, staff would like to see that this large development has a water quality monitoring plan. Please contact staff to set up a methodology meeting to discuss a water quality monitoring plan.</p>		Mallory Lutz
Historic	Open	Condition	<p>Historical Comments</p> <p>A Cultural Resource Review has been completed by SC Historical Resources for the subject parcels under Chapter 66, Sec 66-73. Based on the environmental and historical setting and proximity to previously recorded historical structure and archaeological sites representing local land use through time, the parcels are considered to have a high to moderate probability for the occurrence of historical resources. Therefore, a Cultural Resource Assessment Survey is required that will assess all areas for the presence of historical resources to assess their significance and potential adverse effect under Section 66-76 (c). A letter detailing this requirement will follow within the next five business days,</p>		Steven Koski
Utilities	Open	Note	<p>Public Utilities Pre-app comments</p> <p>1. Potable water service will be provided via either existing or proposed wells. 2. Sewer service will be provided via existing or new On-site Treatment and Disposal Systems (Septic).</p>		Brian Fagan
School Board	Open	Note	<p>SCS PreApplication Comments</p> <p>School Impact Analysis Application (SIA) Capacity</p> <p>1. The Applicant shall submit a complete School Impact Analysis Application (SIA) with the \$200.00 review fee to the School District for a preliminary capacity review for the Rezone Petition.</p> <p>2. In the Application, identify the type of application being submitted to the local government (i.e., of comprehensive plan, rezone petition, preliminary site plan).</p> <p>3. The School District shall provide the Applicant with a Letter of Receipt (LOR) which is required to be submitted with the local governments land development application to be deemed complete.</p> <p>4. All government approvals for this project must be approved within two years of the original date of this letter or a new Letter of Receipt will need to be issued by School District staff.</p>		Sarasota County Schools

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			<p>5. The Letter of Receipt for a School Capacity Determination does not reserve School Capacity.</p> <p>6. A School Impact Analysis Application for a School Concurrency Determination will be required at the time of submittal of the final site plan or plat and reserves school capacity.</p> <p>7. The School Review Fee checks shall be made payable to School Board of Sarasota County. Please note the School District does not process electronic funds transfers.</p> <p>8. The Application may be submitted by mail, in person or via email to the Sarasota School District.</p> <p>a. Email: planning@sarasotacountyschools.net</p> <p>b. Address: The School Board of Sarasota County Attn: Facilities Building – Planning Dept 7889 Fruitville Rd Sarasota, FL 34240</p> <p>9. The School Impact Analysis Application and additional information can be found on the website: https://www.sarasotacountyschools.net/Page/2428</p>		
			<p>2023-24 School Attendance Zones & Projected Number of Students</p> <p>1. Shown below are the current year School Attendance Zones, the projected number of students from the proposed development and the Level of Service (LOS) utilization rates for permanent school capacity which does not include portable capacity (10/06/23).</p> <p>2. The School Attendance Zones may change upon School Board approval and are not guaranteed.</p> <p>3. The 100 single-family (SF) dwelling units are projected to generate a total of 21 students.</p> <p>4. Tatum Ridge Elementary - 10 Students – 110% LOS Permanent School Capacity</p> <p>5. McIntosh Middle School – 4 Students – 61% LOS Permanent School Capacity</p> <p>6. Booker High School – 7 Students – 88% LOS Permanent School Capacity</p> <p>7. The School District may utilize portables at schools to provide additional capacity.</p>		
			<p>2023-24 School District Work Plan</p> <p>1. The 2023-24 School District Work Plan has the following approved capacity projects.</p> <p>2. These projects may or may not impact the current School Attendance Zones.</p> <p>3. Please note the projects, school open dates and locations may change upon School Board approval.</p> <p>a. 2025-26 New Kindergarten through Eighth Grade (K-8) – Skye Ranch, Lorraine Road</p> <p>b. 2026-27 New High School – Wellen Park, Manasota Beach Road</p> <p>c. TBD New K-8 School – Wellen Park, Manasota Beach Road</p> <p>d. TBD New Elementary School – Waterside at Lakewood Ranch, Lorraine Rd</p>		
			<p>Transportation</p> <p>1. The project is not located within the 2-mile walking radius of a traditional public school.</p> <p>2. Sarasota County Schools (SCS) suggests a complete sidewalk along both sides of the entrance drive and along the property frontage to provide students with a safe route to potential area bus stops.</p> <p>3. SCS suggests bicycle racks, lighting, shelter, a garbage can and a parking area near bus stops due to the trend of vehicles parking near bus stops to drop off and pick up students.</p>		

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Landscape	Open	Note	<p>Landscape Comments</p> <p>Landscape has no objection to this Rezone request. At Site & Development the following will be required:</p> <ul style="list-style-type: none"> • Landscaping will be required in accordance with Article 8, Section 124-122 of the UDC. • Parking will be required in accordance with Article 8, Section 124-120 of the UDC. • Buffering and screening of all service function areas will be required in accordance with Article 8, Section 124-123 of the UDC. 		Aaron Hallett
Zoning	Open	Note	<p>PLN-PRECONF-24-000017</p> <p>Development must comply with Conservation Subdivision standards contained in Article 7, Section 124-102(6) of the Unified Development Code.</p>		Donna Thompson
LDS Engineering	Open	Note	<p>LDS 24-000017 PA</p> <ol style="list-style-type: none"> 1. Please include this letter with responses to comments with your formal plan submittal. 2. The following comments will need to be addressed during Site and Development review. 3. Please note that during Site and Development review, you must submit requests for address assignment and/or street name approval to the Sarasota County Address Coordinator. Construction authorization will not be granted until this process has been completed. Contact: Tara Dickerson, Address Coordinator/Public Safety Communications, tdickers@scgov.net, 6050 Porter Way, Sarasota, FL 34232, Office 941/861-5510, Fax 941/861-5577. 4. Please provide a boundary and topographic survey of the site which has been prepared with a current title search for easements, encumbrances and encroachments (Article 12, Section 124-230.a.4 of the UDC). 5. Roads providing access to development shall meet existing County standards. Please provide existing condition information for Lena Lane to determine if it meets County standards. Road improvements may be necessary. (SDDTM, Section B.7.j) (Article 13, Section 124-253.c.3.j of the UDC) 6. If the developer proposes to place private features or facilities within a County right-of-way (e.g., median enhancements, landscaping, lights, etc.), the developer must sign a maintenance agreement assuming responsibility for these proposed features. 7. If a private street is being proposed, please submit a formal request for a private street with a separate check for \$515.00 payable to the Board of County Commissioners. The request shall address items 1 through 7 of Article 13, Section 124-253.b.4.e of the UDC. 8. Please comply with all Unified Development Code (UDC) submittal standards outlined in Article 12, Section 124-230 for Site and Development Plan submittals. 		Alexander Wordsworth

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			<p>Fire Code Requirements for Site Development</p> <p>Fire & EMS has no objection to this Rezone Request.</p> <p>Please include the following at the time of Site Development submission:</p> <ol style="list-style-type: none"> 1. A Site Plan that identifies dimensions of all internal roadways, including cul-de-sacs (minimum 45-foot outside radius is required). 2. Please provide a turning template, as part of the Site Development submittals, showing traffic flow of fire apparatus (tiller truck / tractor drawn aerial / hook and ladder truck) having an overall length of 59' (including platform overhang), a 12' 6" tractor wheelbase, a 31' 8" trailer wheelbase, a bumper swing clearance of 45', a 38°-degree maximum wheel angle cut, an outer wheel turning radius of 45', and a minimum vertical clearance of 13 feet 6 inches. Please indicate dimensions of all roadways and lanes on the turning template and Site Plan. 3. NFPA 1: 18.2.2- If this is to be a gated community, emergency services must have gate access. The minimum clear opening for vehicular gates shall be 15 feet (15'). A Knox key switch is the required method for automated gates, or a Knox padlock for manual gates. 4. Please note that Sarasota County has adopted the 8th Edition of the Florida Fire Prevention Code and the 8th Edition of the Florida Building Code. All projects/work shall comply with the currently adopted edition of the Florida Fire Prevention Code (FFPC) and applicable codes and standards. NFPA 1 Chapter 16, 18 and NFPA 241 compliance required. Per FFPC, NFPA 1: 1.14.4 - Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If alterations or modifications are made to the approved plans, resubmittal and re-review may be required. 5. Please include a notation on the Civil Plans acknowledging that this development will not be connecting to Sarasota County water supply, and therefore will not include an underground water main or fire hydrants. 6. Additional requirements and comments will be made at the time of Site Development. 		Jason Smith
Health Department	Open	Note	<p>OSTDS and Well Abandonment</p> <p>Approved Well Plugging and OSTDS Abandonment Permits are required prior to Demolition Permit approval.</p>		Matthew Miller
Stormwater	Open	Note	<p>Stormwater Comments</p> <ol style="list-style-type: none"> 1. Part of the site is located in FEMA Zone A, with no base flood elevation determined. Please acknowledge in the Rezone application. 		Christopher Slater

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			<p>2. Please acknowledge in the Rezone application that the site is located in the Upper Myakka River Basin – Charlotte Harbor Watershed with much of the site located in Zone AE, areas within the one percent annual chance floodplain (100-year floodplain) with flood elevations up to 46.97 feet NAVD88.</p> <p>3. With the Rezone application, please provide a narrative to provide a conceptual approach for how the stormwater requirements in Section 124-252 of the Unified Development Code (UDC) for the entire project site will be met for water quality treatment, attenuation, floodplain compensation, level of service, and maintenance of the historic flows at the time of site development. At the time of site development, watershed modeling for the 10-year, 25-year, and 100-year, 24-hour storm events to show no adverse increase in off-site stages will be required per the UDC, Article 13, Section 124-252(a)(1)a.</p> <p>4. For clarity, please provide the following site data area totals on the Development Concept Plan (DCP) as part of the rezone application: (1) Existing Impervious Area, (2) Existing Impervious Area to be Removed, (3) New Impervious Area, and (4) Total Net Impervious Area (+ or -).</p> <p>5. Please clearly label all existing and proposed buffers and easements on the DCP with the rezone application.</p> <p>6. Please provide a written response to all Stormwater comments with the rezone application. Sarasota County Stormwater Division staff are available for a meeting to discuss these comments and to assist in preparing a narrative for the rezone application if needed.</p>		
Parks and Recreation	Open	Note	<p>Parks Comments</p> <p>Parks are to be provided at 1 acre / 47 units. A development with 100 units will be required to provide 2.13 acres.</p>		Emmilyn Potts
Long Range Planning	Open	Note	<p>DRC 4.4.24</p> <p>Proposed OUE zone is an implementing zone district for the Rural FLU. Please refer to Planning comments for formal application requirements.</p>		Ana Messina
Current Planning	Open	Note	<p>Current Planning Comments</p> <p>Comments</p> <p>1. Future Land Use Map (FLUM) designation is Rural and is zoned OUA (Open Use Agriculture, 1 unit/160 acres) and OUR (Open Use Rural, 1 unit/10 acres). Rezone of the property to OUE-1/CS (Open Use Estate, 1 unit/5 acres, with Conservation Subdivision overlay) will require rezone approval.</p> <p>2. Please provide legal description in word format of each of the properties to be rezoned.</p> <p>3. Please provide a Non-Binding Development Concept Plan meeting the standards on the application form.</p>		Kirk Crane

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			<p>Standard Planning Comments</p> <ol style="list-style-type: none"> 1. A neighborhood workshop is required as stated in the Sarasota County Unified Development Code (UDC) Article 5 Section 124-39(c)(2). The neighborhood workshop request form and related documents are available online @ https://www.scgov.net/government/planning-and-development-services/pds-documents/-folder-467#docan7346_11284_6990. 2. Starting on August 21, 2023, all Planning applications will be submitted online. 3. Requirements for a Rezone/Special Exception Application, as described on UDC Article 5, Sections 124-39 & 124-43 will still apply but the application form will be in digital format and available through our website at Planning and Development Services Sarasota County, FL (scgov.net). 4. Other required forms and instructions are available online @ https://www.scgov.net/government/planning-and-development-services/pds-documents/-folder-464#docan7346_11284_6990. 5. Please follow the requirements of the Development Concept Plan Checklist, as described on the forms. 6. Online Permitting link will only accept uploads of PDF's, therefore any other requirements in different format (Word Legal Description, Neighborhood Workshop Audio files, etc..) will be requested by planning staff after formal applications are received. 7. Provide signature(s) of the current owner(s) or appropriate signature authority and disclosure on the Ownership Disclosure forms. Provide contract purchaser information and signature(s). 8. Include a detailed narrative with your application explaining your proposed use. Explain the history of land use and zoning of the subject and nearby properties. Explain how the proposed use is compatible with existing and planned nearby uses. Clearly identify the size and location of all existing and proposed structures, those to remain and those to be removed or newly built. Describe proposed areas to be used for events, access, parking and open space. 9. Provide a list of applicable Comprehensive Plan policies. Provide specific details of the development that demonstrates consistency with applicable policy, and/or how each policy is advanced or implemented by the request. Describe how the proposed development is consistent with the Future Land Use Map designation. 10. All pages within an application and any corresponding appendices must be electronically-oriented to a horizontal page position, meaning that all pages submitted are to be facing straight-forward in a horizontal, or Western printing fashion, which will allow any viewer to keep their head oriented in a normal fashion for reading purposes. Any submissions containing pages not aligning with the above criteria will be returned to the applicant for correction. 		