

This is the second Neighborhood Workshop being held for this submittal

This meeting is being held due to Timing requirements by Sarasota County

Minor changes to the Binding Development Concept Plan have been made since the first neighborhood workshop held on 5/23/2023

Summary of Request

- **Rezoning Request**
 - Rezoning from OUR (Open Use Residential) to RSF-2/PUD (Residential Single Family 2/Planned Unit Development)
- **Development Concept Plan (DCP)**
 - Binding



Raymond Rd

Raymond Rd

Raymond Rd

Shadow Ridge Cir

Niobe Rd

Firethorne Ln

Shadow Ridge Cir

N Leewynn Dr

Ancient Ms

Sylvan Le

Community Context



Legend



Sarasota County
Owned Property

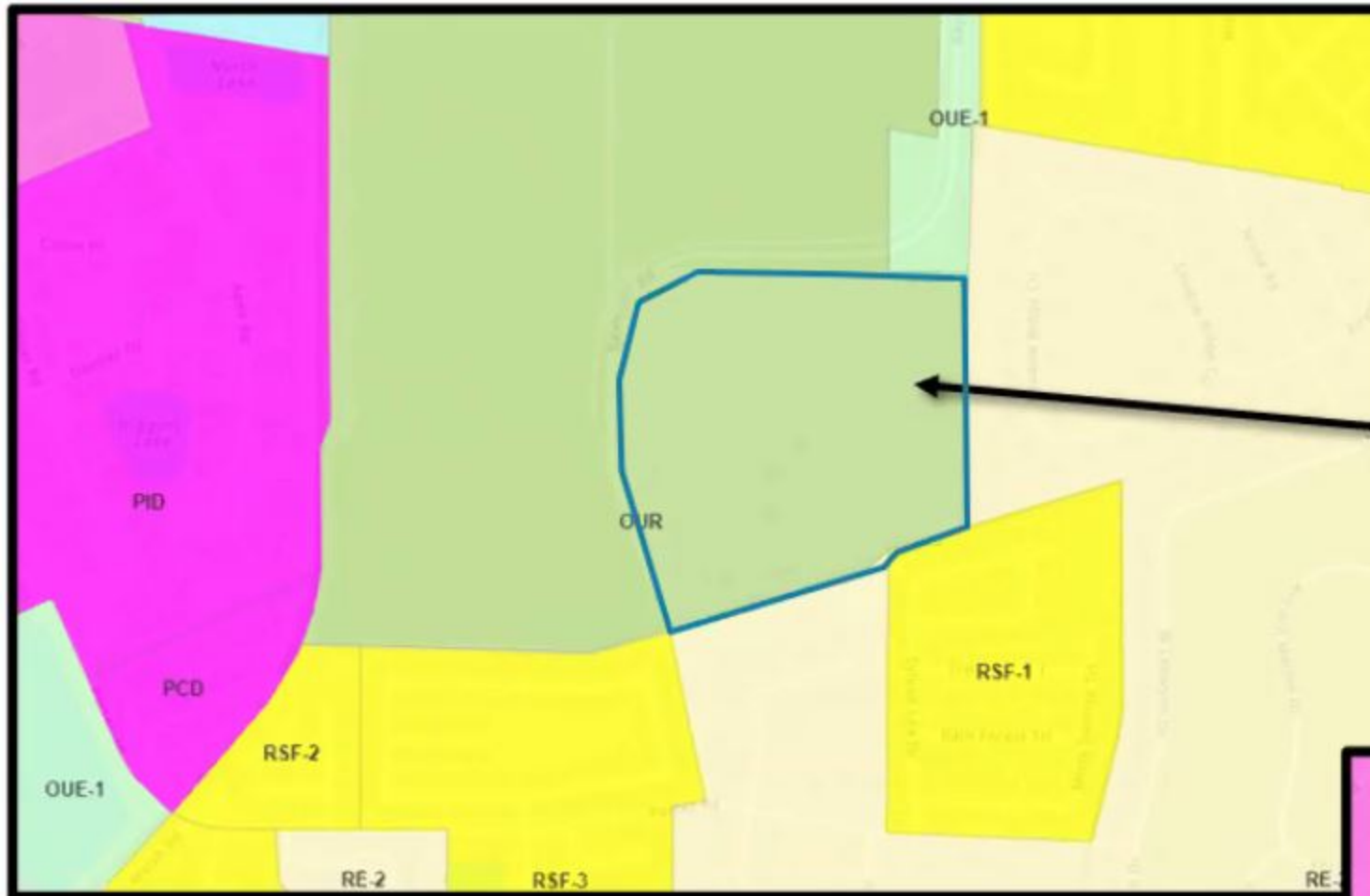


Site Information

- **Total Site Area:** 49.13 acres +/- (6 Parcels)
- **Zoning:**
 - Existing: OUR
 - Proposed: RSF-2/PUD
- **Future Land Use:**
 - Existing/Proposed: MODR
- **Proposed Use:**
 - *170 Single Family Detached Homes*

Smith Properties

Zoning

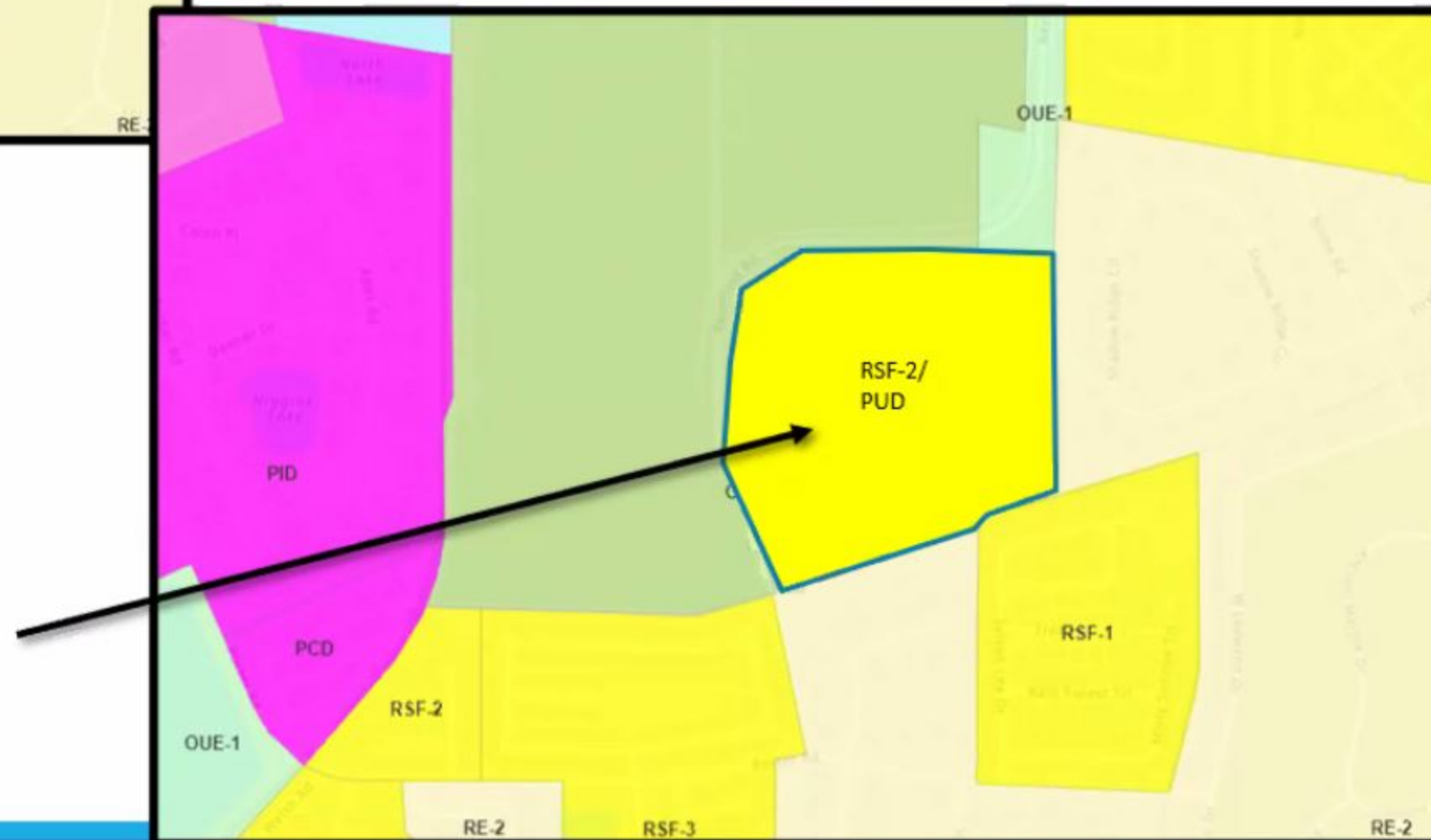


Existing Zoning:

- OUR (Open Use Residential)

Proposed Zoning:

- RSF-2/PUD (Residential Single Family 2/Planned Unit Development)



Smith Properties: Binding Development Concept Plan

NOTES ARE PROVIDED ON SH 2-2

BUFFER CROSS SECTION A
LANDSCAPE BUFFER OPACITY: 70%

FULL
ACCESS

5' SIDEWALK (NOTE 9)

BUFFER CROSS SECTION A
LANDSCAPE BUFFER OPACITY: 70%

RAYMOND RD

BUFFER CROSS SECTION B
LANDSCAPE BUFFER OPACITY: 50%

DETENTION
POND

BUFFER CROSS
SECTION C
LANDSCAPE BUFFER
OPACITY: 30%

WATERCOURSE
BUFFER

GRAND TREE

BUFFER CROSS SECTION C
LANDSCAPE BUFFER OPACITY: 30%

FULL
ACCESS

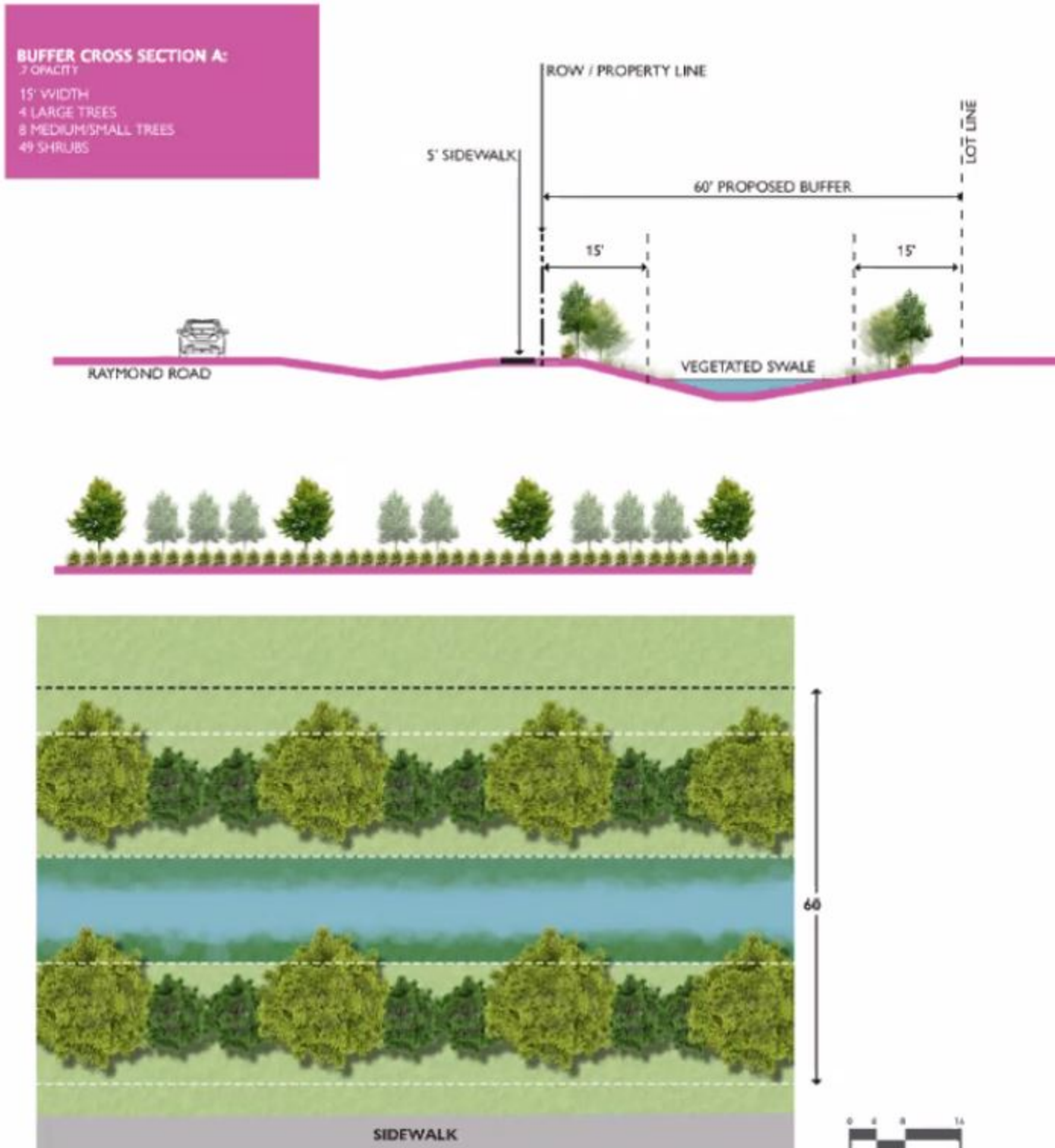
LEGEND

- PROPERTY BOUNDARY
- DRAINAGE EASEMENT
- RESIDENTIAL
- RIGHT-OF-WAY
- PROPOSED LAKE
- OPEN SPACE/BUFFER
- LITTORAL PLANTINGS
- VEGETATED SWALE
- PROPOSED ACCESS

SITE DATA

RESIDENTIAL:	+/- 26.62 AC
OPEN SPACE:	+/- 22.7 AC
TOTAL SITE AREA:	+/- 49.32 AC

Smith Properties: Buffer Cross Section A



BUFFER CROSS SECTION A

PLANT SPECIES LIST

LARGE TREES:

AMERICAN ELM
 BALD CYPRESS
 HACKBERRY
 POP ASH
 LIVE OAK
 SLASH PINE

MEDIUM/SMALL TREES:

RED CEDAR
 SWEET BAY MAGNOLIA
 WAX MYRTLE
 CABBAGE PALM

SHRUBS:

BUTTONBUSH
 SANDCORD GRASS
 WALTERS VIBURNUM
 FAKAHATCHEE GRASS

LARGE TREES



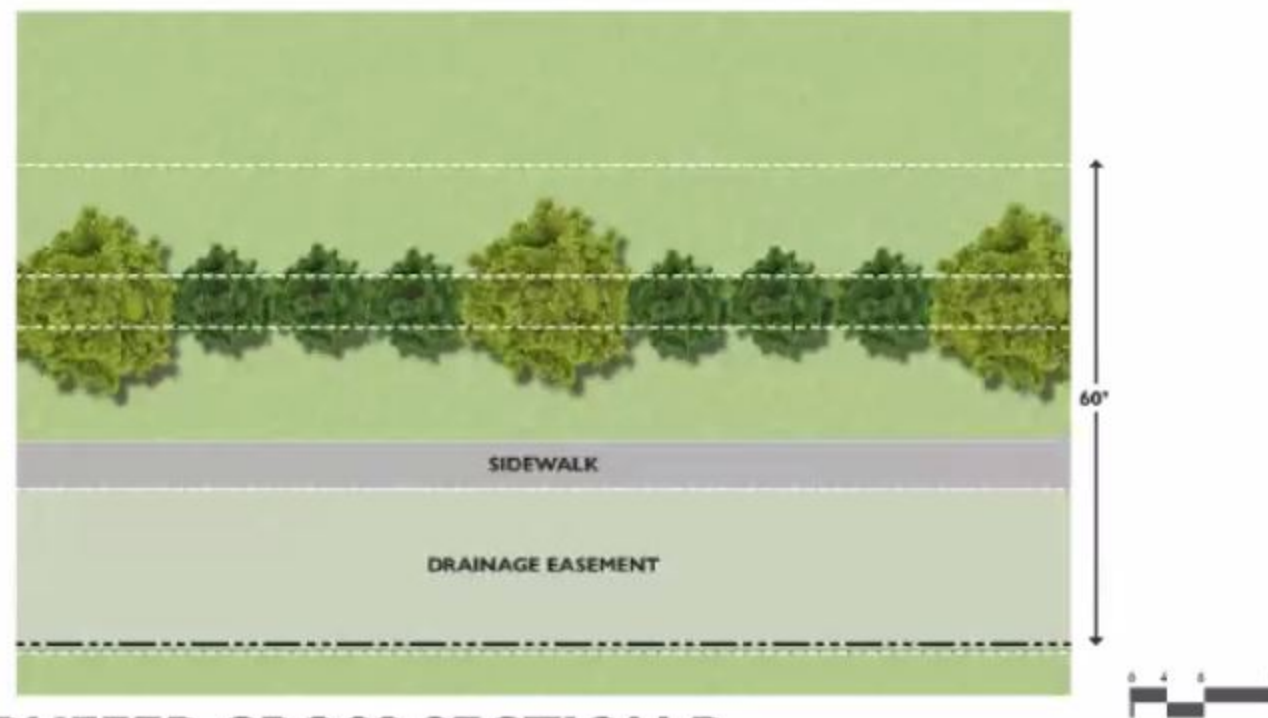
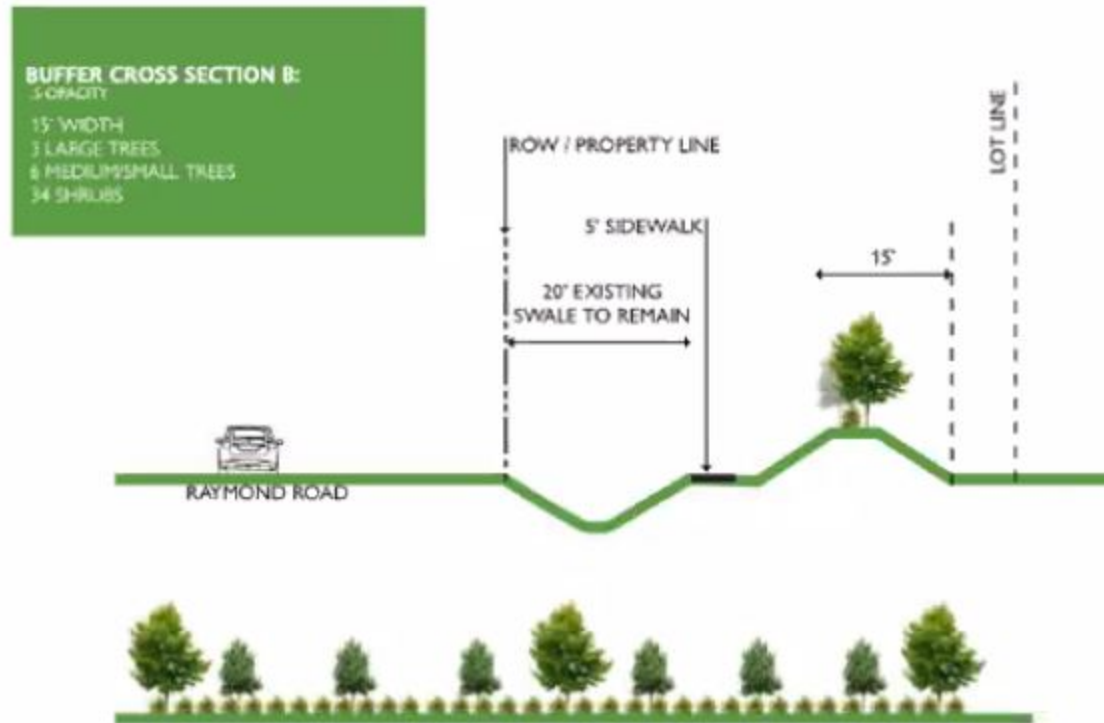
MEDIUM/ SMALL TREES AND PALMS



SHRUBS



Smith Properties: Buffer Cross Section B



BUFFER CROSS SECTION B

PLANT SPECIES LIST

LARGE TREES:
AMERICAN ELM
BALD CYPRESS
HACKBERRY
POP ASH
LIVE OAK
SLASH PINE

MEDIUM/SMALL TREES:
RED CEDAR
SWEET BAY MAGNOLIA
WAX MYRTLE
CABBAGE PALM

SHRUBS:
BUTTONBUSH
SANDCORD GRASS
WALTERS VIBURNUM
FAKAHATCHEE GRASS

LARGE TREES



MEDIUM/ SMALL TREES AND PALMS



SHRUBS



Smith Properties: Buffer Cross Section C

BUFFER CROSS SECTION C:

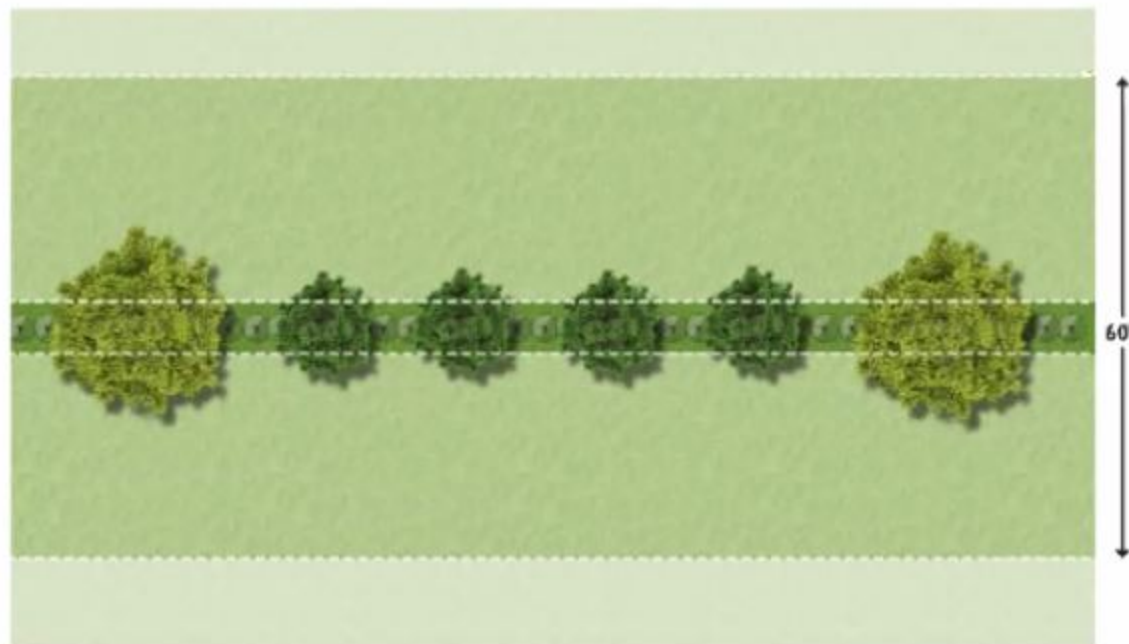
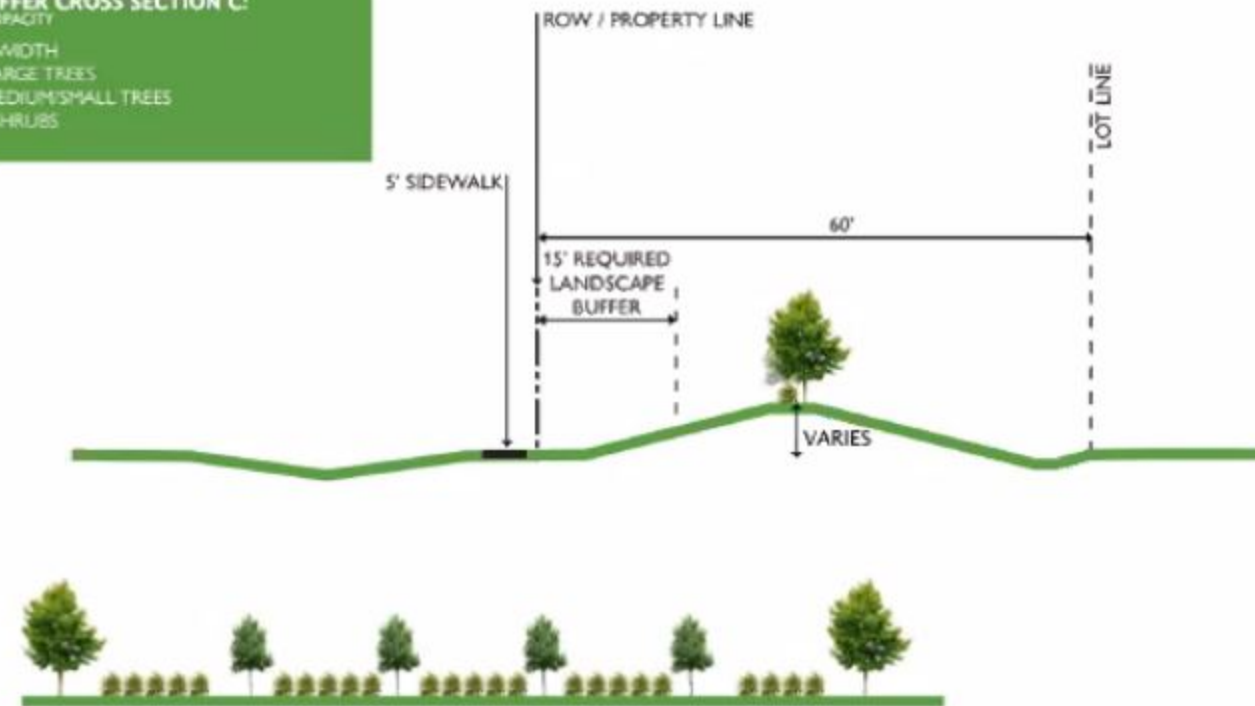
3' OPACITY

15' WIDTH

2 LARGE TREES

4 MEDIUM/SMALL TREES

25 SHRUBS



BUFFER COSS SECTION C



PLANT SPECIES LIST

LARGE TREES:

AMERICAN ELM
BALD CYPRESS
HACKBERRY
POP ASH
LIVE OAK
SLASH PINE

MEDIUM/SMALL TREES:

RED CEDAR
SWEET BAY MAGNOLIA
WAX MYRTLE
CABBAGE PALM

SHRUBS:

BUTTONBUSH
SANDCORD GRASS
WALTERS VIBURNUM
FAKAHATCHEE GRASS

LARGE TREES



MEDIUM/ SMALL TREES AND PALMS



SHRUBS



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