

Conditions and notes for record PLN-PRECONF-24-000033**Job Address:****Job Description: 7.18.2024_Comprehensive Plan Compliant rezone from OUA to OUR on a 40 acre portion of PID 0571003010**

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Open	Note	<p>PU pre-app comments</p> <ol style="list-style-type: none"> The four (4) 10-acre parcels will be served by existing and proposed Well & Septic systems. The future larger master development will be required to prepare a Master Development Utility Master Plan, complete with EDU Tracking Table, Lift Station Optimization, Water Quality, Irrigation Plan, and evaluations of extending utility services to this master development, including all required offsite utility improvements. 		Brian Fagan
Fire Marshal	Open	Note	<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"> A Site Plan that identifies connections and dimensions of all roadways, including cul-de-sacs (minimum 45-foot outside radius is required) if applicable. 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. 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. 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. 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. Additional requirements and comments will be made at the time of Site Development. 		Jason Smith
Transportation Planning	Open	Note	<p>Transportation Planning Comments</p> <ol style="list-style-type: none"> Please provide documentation demonstrating legal access to Joshua Drive. Please provide a paved cul-de-sac turnaround at the end of the road. Street stubs in excess of 150 feet shall be provided with a cul-de-sac turnaround within the platted right-of-way complying with the cul-de-sac standards. (UDC, Section 124-253 (b)(4)(d)(1)) The maximum allowable length for a dead-end street with a cul-de-sac turnaround is 1,500 feet. (UDC, Section 124-253 (b)(4)(d)(2)) 		Marquis Bing
Landscape	Open	Note	<p>Landscape comments</p> <p>Landscape has no objection to this Rezone request.</p> <p>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
Air Quality	Open	Note	<p>AWQ Note</p> <ol style="list-style-type: none"> The aerials appear to show portions of 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 		Mallory Lutz

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Development submittal, or clear rationale must be provided to establish why the referenced requirements of UDC are not applicable.					
Stormwater Comments					
Stormwater	Open	Note	<p>1. Please acknowledge in the rezone application that this site is located within the Upper Myakka River Watershed and approximately 20 percent of the site is within the local community flood hazard area (CFHA) designated as Zone AE. The base flood elevation (BFE) varies between 37.2 and 46 feet NAVD88.</p> <p>2. Please acknowledge in the rezone application that this site is located within the Upper Myakka River Watershed and approximately 21.5 percent of the site is within the local community flood hazard area (CFHA) designated as Zone A designated as areas within the 1 percent annual chance floodplain (100-year floodplain) with no base flood elevation determined</p> <p>3. Please acknowledge that 24 percent of the site is in FEMA Zone A designated as areas within the 1 percent annual chance floodplain (100-year floodplain) with no base flood elevation determined as part of the rezone application.</p> <p>4. With the rezone application, please provide a narrative with a conceptual approach for how the stormwater management 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.</p> <p>5. Please clearly label all existing and proposed buffers and easements on the DCP.</p> <p>6. Please provide a written response to all Stormwater comments with the rezone application. Stormwater staff are available for a meeting to discuss these comments and to assist in preparing a narrative for the rezone application if needed.</p>		Richard Martinez
EPD Comments					
Environmental Protection	Open	Note	<p>1. The formal application will need to include an environmental report prepared by an appropriate professional. The report should contain the following:</p> <ul style="list-style-type: none"> a. 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, b. Preliminary listed species information, c. 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. <p>2. 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 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.</p> <p>3. The above referenced comments are for each property (the property seeking rezone and the property in which access to the rezone parcel is being proffered through). To avoid the need for two separate environmental reports and Grand Tree surveys for the two separate parcels please consider using for the formal submittal the existing access off Murphy Rd that leads to the proposed rezone site/s.</p>		Bryan Beard
Zoning	Open	Note	<p>Zoning Comments</p> <p>1.) All development shall comply with the OUR zoning district standards contained in UDC Section 124-76(a)(3). Please note the additional standards for OUR zoning:</p> <ul style="list-style-type: none"> - All dwellings shall be located a minimum of 25 feet from the nearest nonresidential structure. - All lots shall be ten acres, provided, however, the minimum lot size shall not be less than six acres in platted subdivisions as follows: Conventional subdivision where all areas are platted achieving an average lot size of ten acres; or Conservation subdivision where some or all areas of significant native habitats are set aside in common ownership as preservation areas (for example, using conservation easements), outside the boundaries of platted lots. Notwithstanding the foregoing, lots located with a Conservation Subdivision shall not have a minimum lot area requirement, provided that the lots comply with Section 124-102(b)(6)d. - Private road or street easements may be used in meeting the minimum lot area requirement. - Access easements that serve only one building site are not considered private streets. <p>2.) Parking shall be provided in accordance with Article 8, Section 124-120 of the Unified Development Code (UDC).</p> <p>3.) Buffering and screening of all service function areas shall be provided in accordance with Article 8, Section 124-122 and 124-123 of the UDC. For any dumpsters, please note, no outdoor refuse collection (dumpsters) or refuse storage area shall be located in a street yard, or within ten feet of any side or rear property line. Areas shall be visually screened with a wall a minimum of eight feet in height and of similar building material as the principal structure. The interior dimensions of refuse areas shall be a minimum of 12 feet in both width and depth, with a minimum opening width for access of 12 feet. Materials stored in said areas shall not protrude above the screen.</p> <p>4.) Proof of legal access must be provided. If an access easement is proposed, it must comply with UDC Section</p>		James Ehrmann

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			<p>124-121, including the requirement that the easement be a minimum 20-foot access easement to a public or approved private street. The 20-foot easement shall only cross one parcel of land to access said building site. An access easement that serves more than two parcels or dwelling structures shall constitute a road and shall comply with Articles 12 and 13 of this UDC for streets and roads and shall be completed before a Certificate of Occupancy for any buildings or structures may be issued. No land which is residentially-zoned shall be used for driveway or vehicular access purposes to any land which is zoned other than residential, or used for any purpose not permitted in a residential district except for ingress and egress to use existing as of November 11, 1975, that does not abut a street.</p> <p>5.) Any fences and walls must comply with the pertinent requirements of UDC Section 124-125. If gates are to be utilized, please follow the requirements for stacking in accordance with 124-120(n). A minimum 3 stacking spaces for a gated entry is required. Gated entries shall be designed so that vehicles may turn around outside of the right-of-way without entering the gated area. Stacking spaces must be a minimum of eight feet by 20 feet in size. Stacking spaces may not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces.</p> <p>6.) Please see comments by Landscaping for buffering requirements. All landscape and buffers shall comply with UDC Section 124-122 and 124-123.</p>		
School Board	Open	Note	<p>School Impact Analysis Application (SIA) Exemption Required</p> <p>School Impact Analysis Application (SIA) Exemption</p> <ol style="list-style-type: none"> 1. The Applicant shall submit a School Impact Analysis Application packet to the School District upon submittal of comprehensive plan, rezone petition, preliminary site plan for a School Exemption Determination for less than 5 single-family, 14 multi-family and 50 manufactured homes. 2. In the Application, identify the type of land development application being submitted to the local government (i.e., comprehensive plan, rezone, final site plan, final subdivision plat etc.) 3. Include a copy of the recorded declaration of covenants and restrictions that run with the land, cannot be revoked or amended for a period of at least 30 years from recording, and that prohibit any person under the age of 18 years of age from residing within any Dwelling Unit on the property as a permanent resident as per Sarasota County Code of Ordinances Section 70.296 Exemptions. 4. The School District shall provide the Applicant with a Letter of Receipt (LOR) for an Exemption which is required to be submitted with the local governments land development application to be deemed complete. 5. 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. 6. The Letter of Receipt for a School Exemption Determination does not reserve School Capacity. 7. The Letter of Receipt for a School Exemption Determination does not have School Review Fees. 8. The Application may be submitted by mail, in person or via email to the Sarasota School District. <p>a. Email: planning@sarasotacountyschools.net 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/planning</p>		Sarasota County Schools
Health Department	Open	Note	<p>Health Department</p> <p>No comments.</p>		Matthew Miller
Current Planning	Open	Note	<p>Current Planning Comments</p> <p>Comments</p> <ol style="list-style-type: none"> 1. Future Land Use Map (FLUM) designation is Rural and is zoned OUA (Open Use Agriculture, 1 unit/160 acres). Rezone of the property to OUR (Open Use Rural, 1 unit/10 acres) will require rezone approval. 2. Please provide legal description in word format of each of the properties to be rezoned. 3. Please provide a Non-Binding Development Concept Plan meeting the standards on the application form. <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 		Kirk Crane

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			<p>(Word Legal Description, Neighborhood Workshop Audio files, etc..) will be requested by planning staff after formal applications are received.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p>		
LDS Engineering	Open	Note	<p>LDS Engineering</p> <p>1. Please include this letter with responses to comments with your formal plan submittal.</p> <p>2. 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.</p> <p>3. 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).</p> <p>4. Please include any applicable Rezone Petition and/or Special Exception stipulations on the plans. To obtain a copy of a rezone petition or special exception, please contact the Planning Services "Planner of the day" at 861-5244. (Article 12, Section 124-231.a.20 of the UDC)</p> <p>5. Please provide a preliminary plat type plan with the subdivision submittal outlining right-of-way and easement lines, lot lines, tract areas, private roadways, etc. without infrastructure superimposed on the plan. (Article 12, Section 124-230.a.5 of the UDC)</p> <p>6. Please include a note on the plans stating the requirements for "lot line easements" (8' front, 8' rear, 5' side, 20' or more for water/sewer if off travelway, i.e. through a tract, etc.) as called for in the first paragraph of Appendix B11. (Article 12, Section 124-230.a.5.e of the UDC) (Article 18, Appendix B11)</p> <p>7. Please provide a typical roadway section which is consistent with Appendix F of the UDC.</p> <p>8. 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.</p> <p>9. No applicant shall submit more than one Administrative Adjustment application for a single parcel of land. (Article 5, Section 124-46(c)(1)a of the UDC)</p> <p>10. If phasing is considered or proposed for this development, please provide a phasing plan including clearly delineated phases. Each phase must be independent from a functional infrastructure perspective. (Article 12, Section 124-231.a.18 of the UDC)</p> <p>11. If a temporary sales facility or model homes are anticipated, please include it on the site and development plans.</p> <p>12. Please comply with all Unified Development Code (UDC) submittal standards outlined in Article 12, Section 124-230 for Site and Development Plan submittals.</p>		Anthony Fantauzzo
Historic	Open	Note	<p>Historical Notes</p> <p>The previous comment on the Hidden Hammock development PLN-PRECONF-24-000017 indicate that a Cultural Resource Assessment Survey will be required prior to final development approval on this parcel (as well as the other parcels listed previously in association with PLN-PRECONF-24-000017). A letter was sent by Steve Koski in correspondence with Mr. Kelly Klepper in April detailing this requirement. Please ensure that the Fortuitous Finds statement is included on the civil plans as per the requirement of Chapter 66, Sec. 66-81.</p>		Clay Bush

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Long Range Planning	Open	Note	DRC 7.18.24 Proposed OUR zone is an implementing zone district for the Rural FLU. Please refer to Planning comments for formal application requirements.		Ana Messina