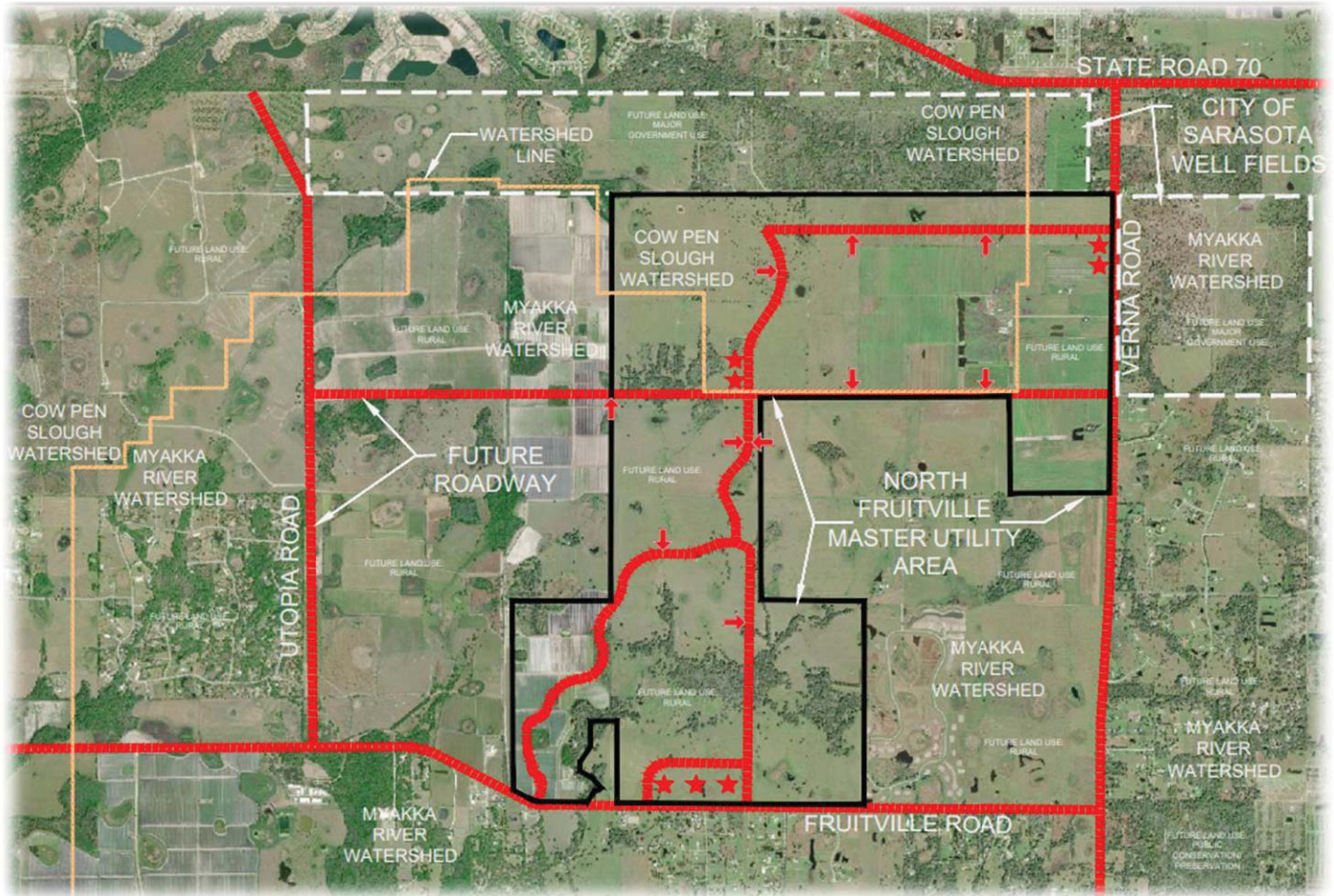


# NORTH FRUITVILLE HAMLET AREA (COMPREHENSIVE PLAN & 2050 PLAN REGULATION TEXT AMENDMENTS)



## NEUMORRIS LLC

6997 Professional Parkway East, Suite B, Sarasota, Florida 34240

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Prepared By:  
Donald A. Neu, AICP

March 2019

# NEUMORRIS LLC

CPA 2018-C 19-117391 GA

6997 Professional Parkway East, Suite B ♦ Sarasota ♦ Florida 34240

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March 25, 2019

Todd Dary, Planning Manager  
Sarasota County Planning Services  
1660 Ringling Boulevard  
Sarasota, Florida 34236

RE: North Fruitville Hamlet Area  
Comprehensive Plan/Unified Development Code Amendments

Mr. Dary:

Please find attached, the referenced Text Amendment request for the Comprehensive Plan and Unified Development Code related to The Hamlet Area. This specific area is generally located north of Fruitville Road and west of Verna Road. The required application fees at the time of notice will be paid by credit card.

The proposed Comprehensive Plan and UDC (Unified Development Code) changes are for the allowance to use the densities generated onsite on the properties meeting the set of defined criteria proposed and that are participating in the Utility Service Agreement located within the defined area of The Hamlets.

We believe the Comprehensive Plan supports the use of generated onsite density for the defined Hamlets Area and these text changes will define the criterion under which an increase may be granted.

The subject text is governed by the Comprehensive Plan Policy VOS 1.2B which we propose to amend.

Assuming the proposed Comprehensive Plan amendments are approved, the accompanying text amendment to the Unified Development Code (Zoning Code) for Article 14, Section 125-271(4)(b)(3) concerning the allowable unit density pertaining to properties located in the Hamlets that meet specified criterion may be adopted. The request will allow for a more efficient use of the land that is slated for development and allow for the desired extension of County Utilities. The extension will allow for the area to fulfill an objective of good development practices which will be compliant with the 2050 Plan. These changes will amend the policies and regulations that currently allow the proliferation of septic tanks. Our request is simply to allow for the units generated by the site to be used on the site.

Thank you for your assistance in this process. We look forward to an expedient progression of the project. Also, I invite any member of the Development Review Committee to contact me directly, if during their review there are any questions.

Sincerely,

  
Donald A. Neu, AICP

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# APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Planning and Development Services Department  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

Telephone: 941-861-5140 Fax: 941-861-5593 E-mail: [planner@scgov.net](mailto:planner@scgov.net)

## FORMAL REQUEST

I hereby request the Sarasota County Commission to amend The Sarasota County Comprehensive Plan by revising:

The Future Land Use Map by changing from This is a Text Amendment Only.

Other Comprehensive Plan Amendment Application Type: Attached (Attach Narrative)

For Future Land Use Map amendments, please attach a legible map that depicts an area that includes the subject property, the surrounding area for a distance of not less than 2,000 feet from the boundaries of the subject property, and one or more major thoroughfares. All parcel boundaries should be shown. The Future Land Use Map designations should be indicated. The property that is the subject of the amendment should be outlined on the map and the requested change should be noted in the legend. If a new Commercial Center or Commercial Highway Interchange designation is being requested, whose boundaries will have to be defined through the Critical Area Planning Program, the applicant shall show the applicable Future Land Use Map symbol rather than a specific boundary delineation.

- ☐ Small Scale Comprehensive Plan Amendment (proposing a Future Land Use Map change only, for a parcel 10 acres or less in size)
- ☐ Large Scale Comprehensive Plan Amendment (> 10 acres in size)
- ☐ Maps in the Future Land Use Series (listed in Future Land Use Policy 1.1.2.)
- ☒ Please attach an annotated copy of the map(s) as adopted.
- ☐ Goals, Objectives, Policies and/or
- ☐ Guiding Principles and/or
- ☐ Provisions for Evaluating Developments in Native Habitats

Please attach a page(s) showing the proposed text revisions with additions underlined and deletions shown ~~struck~~ through.

**Please be sure to refer to page 7 for County Charter language governing Board approval of Comprehensive Plan Amendments.**

## PAYMENT OF FEES

All expenses of advertising, notice, staff review, and processing shall be paid by the Petitioner under the County's billable fee system pursuant to Resolution No. 85-318. The Billable Fee Payment Agreement, is included in this application form, and must be submitted with the application.

*The Planning and Development Services Department is committed to providing excellent customer service.*  
☐ Please check here if it is ok for someone from the County to follow-up with you regarding your experience and how we can improve our service.



## FUTURE LAND USE MAP REVISIONS

If a Future Land Use Map revision is being requested, please answer the questions in this section.

If a Commercial Center or Commercial Highway Interchange designation is being requested, whose boundaries will have to be defined through the Critical Area Planning Program, the applicant shall use the maximum area permitted by the designation for all market demand and impact calculations. Do not include a concept plan with your application.

### Existing Land Use

1. What is the acreage of the property proposed for redesignation? Approx 3,555 ac (Not applicable to new Commercial Center and Commercial Highway Interchange designation requests)
2. Are there any buildings on the property? ☒ YES ☐ NO
  - a. If YES, please describe briefly:  
There are existing Single-Family Units and Agricultural uses
3. Please **attach a description of the land uses on all surrounding properties.** An aerial photograph should be submitted to accompany the description. The boundaries of the amendment area should be indicated on the photograph. If the owner of the subject parcel(s) also own parcels adjacent to the subject parcel, please indicate the location of these parcels. In the case of a request for a proposed new Commercial Center or Commercial Highway Interchange designation, existing land uses should be described for a distance of at least 1,000 feet from the intersection, but no parcel boundaries should be indicated. ATTACHED
4. If there are native habitats on the property, please indicate the native habitat areas, as categorized on the Land Cover Map in the Comprehensive Plan, on an aerial photograph. If an environmental assessment has been done please attach the report to this application.

### Availability of Public Facilities

5. Is the property located within the Urban Service Boundary? ☐ YES ☒ NO
  - a. If no, would the proposed designation require an extension of the Urban Service Boundary? ☐ YES ☒ NO \*Discussions are underway with County Utilities\*

**Please be sure to refer to page 7 for County Charter language governing Board approval of Comprehensive Plan Amendments.**

6. Is the property located within a Future Urban Service Boundary? ☐ YES ☒ NO  
\*This has been discussed with the Utility Department that a Utility Extension Agreement will be required.\*

### Wastewater Facilities

7. What is the estimated maximum wastewater flow per day that would be generated if the property were developed under the proposed designation as compared with the present designation? Please answer in gallons per day and show calculations.

This is a Comprehensive Plan Text Amendment only. We are currently in discussion with the Utility Department. Demands and Capacities will be determined as the Area progresses.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Is the property within a wastewater service area? ☐ YES ☒ NO  
(if yes, please answer the following questions)
- Which wastewater service area? \_\_\_\_\_
  - Is there adequate capacity at the wastewater treatment facility to serve the flow calculated for the proposed designation? ☐ YES ☐ NO
  - Would a line extension be needed to serve the property? ☒ YES ☐ NO
  - If yes, please describe the route of the proposed line extension.  
Specific routes are to be determined based on discussions and agreements that are required to be established with the County.  
\_\_\_\_\_  
\_\_\_\_\_
  - Is the line extension described above listed in the County's most recently adopted Five Year Schedule of Capital Improvements? ☐ YES ☒ NO
  - If the answer to 8e is NO, is the needed line extension listed in Table 10-4: Future Capital Improvements - in the Comprehensive Plan? ☐ YES ☒ NO

### Potable Water Facilities

9. What is the estimated maximum demand for potable water that would be generated if the property were developed under the proposed designation as compared with the present designation? Please answer in gallons per day and show calculations.  
This is a Comprehensive Plan Text Amendment only. We are currently in discussion with the Utility Department. Demands and Capacities will be determined as the Area progresses.  
\_\_\_\_\_  
\_\_\_\_\_
10. Is the property within a potable water service area as shown on Map 12-8: Potable Water Service Areas in the Comprehensive Plan. ☒ YES ☐ NO  
(if yes, please answer the following questions)
- Would a line extension be needed to serve the property? ☒ YES ☐ NO
  - If yes, please describe the proposed route.  
Specific routes are to be determined based on discussion and agreements that are required to be established with the County.  
\_\_\_\_\_  
\_\_\_\_\_
  - Is the line extension described above listed in the County's most recently adopted Five Year Schedule of Capital Improvements? ☐ YES ☒ NO

**Stormwater**

11. In which drainage basin is the property located? Myakka River & Cowpen.

12. Has a Basin Master Plan been approved by the County for that basin? ☒ YES ☐ NO

a. If YES, does the Basin Master Plan show that the drainage system that would be impacted meets current minimum adopted level of service criteria? ☒ YES ☐ NO

b. If NO, please describe the nature of the deficiencies.

This is a Comprehensive Plan Text Amendment only at this time. No physical changes or map amendments are proposed.

c. If there are deficiencies are the improvements needed to correct the problem listed in the County's most recently adopted Five Year Schedule of Capital Improvements?

☐ YES ☒ NO

13. Is any portion of the property within a 100 Year Floodplain as shown on the applicable Basin Master Plan? (If a Basin Master Plan has not been approved, use a County approved study, if applicable, or the flood maps of the Federal Emergency Management Agency.

MAP SOURCE ☐ YES ☒ NO

a. If YES, please indicate the approximate percentage of the total area that lies within the 100 Year Flood Plain as depicted on the map resource cited above.

This is a Comprehensive Plan Text Amendment only at this time. No physical changes or map amendments are proposed. The Land Use Plan has not been developed.

14. Is any portion of the property located within a Hurricane Vulnerability Zone?

MAP SOURCE ☐ YES ☒ NO

*Note: Hurricane Vulnerability Maps may be found at all County public libraries. For more information, contact Sarasota County Emergency Management Services at 861-5300.*

a. If YES, please indicate the approximate percentage of the property that is located within the hurricane vulnerability zone or in the case of more than one zone, the percentage in each zone.

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**Transportation**

- 15.** Please calculate the traffic generation potential of the maximum allowable intensity/density of the proposed designation as compared with the present designation. The assumptions used in this determination should be shown.

See Attached Traffic Study (Kimley Horn and Associates)

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- a.** Please describe the traffic impact area.

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- b.** Can the additional traffic impact of the requested designation change be supported by the County's Thoroughfare Plan?

☐ **NO** (if **NO**, please answer **15c**)      ☐ **YES** (if **YES**, please answer **15d**)

- c.** If **NO**, identify any additional roadway improvements that would be needed that are not included in the most recently adopted Five Year Schedule of Capital Improvements, or Table 14-2: Facilities with Unfunded Capital Improvements - or Map 10-8: Year 2040 Future Thoroughfare Plan in the Comprehensive Plan.

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- d.** If **YES**, identify the additional roadway improvements, if any, that are in the Year 2040 Future Thoroughfare Plan that would need to be made to support the proposed designation.

See Attached Traffic Study (Kimley Horn and Associates)

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## Plans Affecting the Area

**16. Please check any other County approved plans that affect the property.**

Critical Area Plans (please cite ordinance number) N/A

Development of Regional Impact (please name) N/A

Myakka River Protection Plan Community Plan N/A

Other (please name) N/A

## Neighborhood Workshop

**17. Please indicate the date and location of the workshop conducted by the Petitioner.**

Date	January 24, 2019	Location	Yeshua's Love Biblical Fellowship
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**Attach a copy of the Neighborhood Workshop newspaper advertisement, summary minutes of the workshop and attendance sheet. ATTACHED**

## PLAN COMPATIBILITY

**18.** Provide a narrative describing the justification for this request using the applicable Supportive Material, including how the Goals, Objectives, and Policies of the Future Land Use Chapter and those of any other affected chapters are met or futhered. (Attach additional page(s) if needed.)

Please find attached the Consistency with Adopted Comp Plan and Supplemental Information

**BILLABLE FEE PAYMENT AGREEMENT**

Petition Number: 18-171898 PA **CPA 2018-C Hamlet Density**

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments, including advances, are not made within 10 days. All funds that remain at the end of the processing will be returned to the entity which paid funds to the County. A petition is considered complete once the Board of County Commissioners has rendered a decision and the change has been recorded on the official zoning maps, or the petition has been withdrawn by the Applicant.

Name(s): Donald A. Neu

Billing address: 6997 Professional Parkway East, Suite B

Employer: NeuMorris, LLC

Employer's phone: 941-928-0899

Home address: 8818 Havenridge Court, Sarasota, FL 34238

Home phone: [REDACTED]

Drivers License No: [REDACTED]

**I understand and agree to the conditions outlined in this agreement, and certify that all the information I have provided is correct.**

Signature: Donald A Neu

Witness: [Signature]

Print Name: Donald A Neu

Print Name: Bernadette Finner

Applicants are billed for actual costs of processing the petition. Fees will vary depending upon the amount of staff time required and the cost of advertising the two required public hearings. The following initial fees shall be paid to the County at the time of submission for the following applications:

Comprehensive Plan amendments	\$5,000
Developments of Critical Concern	\$10,000
Critical Area Plans and amendments	\$7,500
Rezone Petitions	\$7,500
Special Exception Petitions	\$7,500

If costs exceed the initial deposit, the person designated as responsible for fee payment will be billed for additional expenses. Billing will include maintenance of a minimum escrow balance in addition to expenses incurred during the billing period. Please note payment is due within 10 days of billing, and that all processing of an application will stop if payment is not received within that period.

Upon completion of the process and recording of any final instruments the person named in the application as responsible for payment of fees should submit a written request for a refund of any remaining funds.

## Project Narrative & Exhibits

- Project Narrative
- Exhibits
  - Exhibit 1-2050 Capacity Statistics
  - Exhibit 2a-Murphy 26 Lot Layout Sample
  - Exhibit 2b-Murphy's Conservation Subdivision
  - Exhibit 3-Hamlet Max Theoretical Units

## NORTH FRUITVILLE HAMLET AREA

### Comprehensive Plan/Zoning Code Text Amendments

#### General Project Description

On behalf of the North Fruitville Hamlet Utility Group (NFHUG), NeuMorris, LLC have prepared an application to amend Policies and related Regulations regarding the Hamlet Area. This request encompasses parcels of land located within the defined boundary known as The Hamlets, which is north of Fruitville Road and west of Verna Road. This designation was deemed per Resource Management Areas, Map 8-7 of the Sarasota County Comprehensive Plan.

**Request:** There are two (2) amendment types being requested to the Hamlets, which includes:

#### Comprehensive Plan Text Amendments:

- 1) Increasing the Maximum Density within Developed Area from one (1) dwelling unit per gross acres to two (2) dwelling units per acre as shown in the table located in VOS Policy 1.2.B of 2050 Resource Management Area.

#### 2050 Plan Regulations Text Amendments:

- 1) Amend language of Article 14, Section 124-271(4)(b)(3)3, to read, Maximum Density allowed within Developed Area: 2 du/gross areas, omit the repetitiveness of Developed Area.
- 2) Include an additional standard that will limit the number of dwelling units to 2 per Developed Areas to land designated as Hamlet that generates TDRs sufficiently onsite and participate with the North Hamlet Utility Extension Plan

We are not proposing to change the Major Components of the 2050, mainly Open Space and Developed Area. These requested amendments will preserve vistas that embrace the special character of The Hamlet. The changes are needed to provide centralized water and sewer. Our proposal controls the proliferation of septic systems.

This proposal will create an equal feasibility for the community as a whole. The supporting information of the request is below. The vision of the area to offer mixed uses and density to establish a quaint, walkable, and small village feel that is set in a rural atmosphere.

A Neighborhood Workshop was held on Thursday, January 24, 2019, at Yeshua's Love Biblical Fellowship to discuss these amendments, please find related documents included with this application.

#### North Fruitville Hamlet Area:

The development of 2050 projects has significantly undergone change. Initially noting there was a total of 16,064 acres of land that was designated as 2050 Villages. The idealistic expectations expressed was that the 16,064 acres will generate 47,500 dwelling units which equates to 3 dwelling units per acre with the environment containing high density. To achieve such density TDRs were to be generated by use of 12,400 acres from the eastern portion of the Hamlet lands and 7,900 acres

from external Greenways based on the explanation provided by County staff. However, there were subsequent changes that allowed additional land classifications along with a reduction in the open space requirements and elimination of TDR off-site purchases. These changes resulted in the approval of 6,422 dwelling units on 6,030 acres which is the North Village that was required to have 43% to 50% of open space.

The South Village was allowed 4,549 units on 2,259 acres. This was approved with the requirement of 35 to 50% of open space and a total of 654 off-site TDR being required to achieve the approved density. These two developments were approved for a total of 10,969 units on 8,288 acres at 1.3 dwelling units per acre which includes Hidden Creek, Lindvest, and Grand Lakes. This has resulted in urban service requirements with rural densities. In retrospect, the TDR program has been eviscerated by LT Ranch forgiveness of the 4000 TDR Units and it has discounted County land sales. In addition, 2,000 acres of The Hamlet land has been expunged for other uses that are unsuitable.

**Compatibility:** Given the growth of this area, focus is found to be directed at encouraging density that will create a complete community in the northern portion of the County. This encouragement is to carefully incorporate compatible existing uses in developing The Hamlets. The balance of the undeveloped land within this portion of The Hamlet area will be developed with cluster residential development that will be sensitively located with respect to the principles that have been set forth to provide, “Direction for the Future,” in accordance with Resolution 2000-230, which was designed to offer guidance and direct sustainable initiatives. As this initiative offers allowance of a distinction along with a diversified landscape that will be firmly built within the necessary guidelines.

### Summary

To accomplish the identified need of the Hamlet’s policies and regulations to be updated to reflect the benefits, which includes establishment of centralized water and sewer service as a means of eliminating the use of septic tanks will protect the water quality; reduce the cost for the completion of the thoroughfare plan with use of mobility fees; utilize 60% of the preserve open space for environmental features that will allow for agriculture and feasible solar power; utilize automated retail services that can generate 10,000 sf of commercial space for ever 50 Hamlet units; use autonomous vehicles as part of the Master Transportation Plan, which will minimize vehicle trips; provide allowance for affordable housing that will coincide with the housing objective; and this location will allow for avoidance of the flood zone evacuation areas, that will follow the direction projected.

As a result of the impact of these proposed amendments, a drive toward the intent to be unified will be established. The reference unity will firmly create supportive cornerstones built exclusively for properties within The Hamlets. The 2050 Facts that support the utilization of generated TDR Density Onsite for the North Fruitville Hamlet are as follows:

- Comprehensive long term approach that will play a role in reducing and eliminating adversity.
- Using methods that will create a link and interconnectivity to the social, economic and environmental goals to thrive in The Hamlet area.
- Success that will allow for balances in the social, economic, and environmental goals.

One final note that strongly supports these amendments is that this proposed low density of one (.8) dwelling unit per Gross Acre offers an Advance Master Plan Hamlet. As this project has 60% of open space, preservation of critical environmental features, utilization of advanced energy



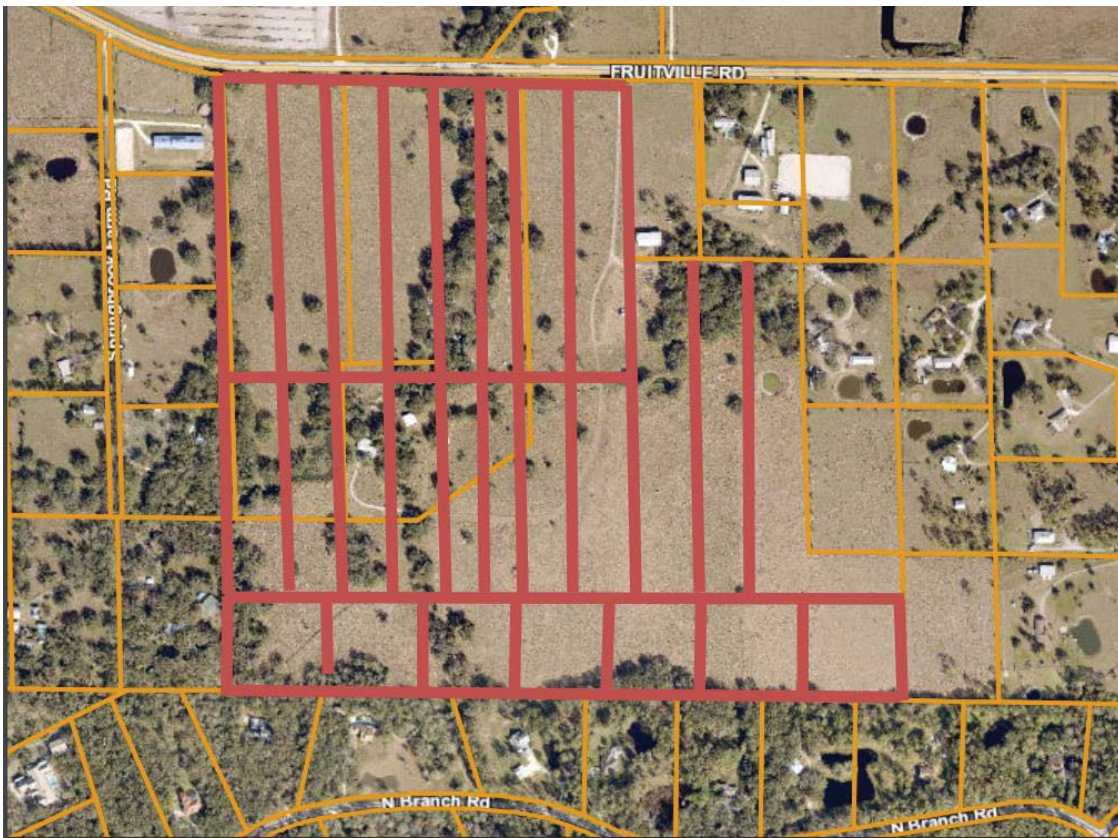
conservation construction, centralized water and sewer versus degrading water quality facilities of septic systems, and a master road system plan with reasonable alternatives that will minimize future traffic impacts. In addition, this allows for solar arrays, automated retail and autonomous vehicles which are better alternatives to five (5) acre Ranchettes.

In closing, we look forward to proceeding with these applications in an expeditious manner. We invite all members of DRC to contact me with direction during their review of these application requests.

## EXHIBIT 1

2050 CAPACITY STATISTICS																
		TOTAL	VILLAGE	GREENWAY	HAMLET	COMM	COMM		TOTAL	VILLAGE	VIL GW	GREENW	HAMLET	RURAL		
VLWRS 2050						SQFT	SQFT/UNIT		NORTH							
ACRES		5489.7				390,000	73		MAIN	4144						
UNITS		5344							EXTRA	540						
UNITS/ACRE		0.97							TOTAL	4684	13		500			
LINDVEST									CENTRAL	4603						
ACRES		450	450			0	0		SOUTH	5534						
UNITS		900	900							838						
UNITS/ACRE		2	2							405						
HIDDEN CREEK						0	0		TOTAL	6777						
ACRES		90	90						TOTAL TOTAL	16064		7900	12400			
UNITS		178	178							SHEPS ISLAND		-266				
UNITS/ACRE		1.98	1.98													
SUB TOTAL																
ACRES		6030				390,000	61									
UNITS		6422														
UNITS/ACRE		1.07														
LT RANCH																
ACRES	1725															
UNITS	3450															
UNITS/ACRE	2															
GRAND LAKES																
ACRES	533															
UNITS	1097															
UNITS/ACRE	2.1															
SUB TOTAL																
ACRES	2258															
UNITS	4547															
UNITS/ACRE	2.0															
TOTAL																
ACRES	8288															
UNITS	10969															
UNITS/ACRE	1.3															

EXHIBIT 2a



MURPHY 26 LOT LAYOUT SAMPLE

EXHIBIT 2b



MURPHY'S CONSERVATION SUBDIVISION

## EXHIBIT 3

HAMLET MAX THEORETICAL UNITS			NEW RULES 2050 6/3/2014					
LAND	TOTAL		GREENWAY		WETLANDS		LAKES	OPEN SPA
	ACRES							LO AG
IND CRK	1,938		110		200		100	753
CANNON	305		40		40		20	0
SCHWARTZ	0		0		0		0	0
HAMILTON	338		50		35		0	118
PEACHEY	774		0		0		10	454
TOTAL	3,355		200		275		130	1,325
	FACTOR		1.65		1.65		0.57	1
	UNIT TOTALS		330	0	454	0	74	0 1325
					1.1		1.05	
	UNIT BONUS		2620		2882		3026	
	TOTAL POSSIBLE UNITS						3026	
	MAX UNITS ALLOWED AT 0.8DU/GA						2684	

## Supporting Materials Resolution No. 2000-230

### Early Guiding Principals

#### Pertinent Issues

- Preserves Open Space
- Variety of Land Uses
- Avoid Urban Sprawl
- Direct Development away from Floodplains
- Reduce Automobile Trips
- Provide Central County Utilities
- Create Geographic Focal Points



STATE RECORDS  
FILED FOR RESOLUTION

2000 OCT 13 PM 12:00

CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

# RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY

## RESOLUTION NO. 2000-230

### ENDORSEMENT OF THE "DIRECTIONS FOR THE FUTURE" RESOURCE MANAGEMENT AREA SYSTEM APPROACH TO GROWTH MANAGEMENT IN SARASOTA COUNTY

WHEREAS, on April 21, 1998, the Board of County Commissioners of Sarasota County adopted Resolution No. 98-081 recognizing the principles for creating a Sustainable Community, directing that these principles continue to be incorporated into the planning and policy making processes and requesting membership in the Florida Sustainable Communities Network; and

WHEREAS, the Board of County Commissioners has received and considered the reports and recommendations of the Multi Stakeholder Group (MSG) concerning visions for the area east of I-75; and

WHEREAS, the Board of County Commissioners of Sarasota County determined that it was vital to take a proactive and consensus building approach to ongoing growth management planning efforts and sought an outside perspective to assist the community on important growth management issues, such as, but not limited to, future land uses east of I-75; and

WHEREAS, the Urban Land Institute (ULI) Advisory Services Panel after interviewing more than 160 people representing 60 organizations, reviewing extensive background material and touring the area, presented its findings to the Board of County Commissioners on December 10, 1999, and issued a final written report on April 27, 2000; and

WHEREAS, The ULI final report summarized and further explained the Advisory Panel's recommendations; and provided a foundation for a growth management plan which demonstrates how Sarasota County can continue to grow, yet balance economic development, the preservation/conservation of environmentally sensitive land, maintain sound County fiscal policy, and maintain or improve its quality of life; and

WHEREAS, on February 8, 2000, the Board of County Commissioners adopted Resolution No. 2000-029 directing staff to proceed with development of a growth management Vision Plan and adopted a list of the planning principles that were embodied in the ULI recommendations and other Smart Growth principles encouraged by ULI and the American Planning Association; and

WHEREAS, on March 17, 2000, March 24, 2000, April 4, 2000, and April 18, 2000, the Board of County Commissioners held workshops to discuss Neighborhood Stabilization, Revitalization and Redevelopment, Infill, Villages, and Greenways, and on May 12, 2000 held a workshop to receive public input; and



WHEREAS, on June 5, 2000, the Board of County Commissioners approved an Action Plan for an I.D.E.A.L Future (Intelligent Design, Effective Action and Leadership) which provided direction for Growth Management Business Center staff's proposed Resource Management Area system approach to growth management; and

WHEREAS, on August 28, 2000 through August 31, 2000, the Sarasota County Growth Management Business Center held facilitated focus groups to explain the proposed Resource Management Area system and obtain input from focus group participants representing land owners, homeowners and neighborhood associations, environmental concerns, economic development interests and the municipalities; and

WHEREAS, the Board of County Commissioners has received the focus groups facilitator's September 4, 2000, analysis entitled, "The Resource Management Area Concept and Plan: Focus Group Assessment Report"; and

WHEREAS, on September 7, 2000, Sarasota County Government sponsored a conference, with State and Nationally recognized experts, in order to provide the Board of County Commissioners, County staff and the public with information on the villages and greenways that are integral to the Resource Management Area system approach to growth management; and

WHEREAS, on October 10, 2000, the Board of County Commissioners held a public workshop with Growth Management Business Center (GMBC) staff to consider the organizing concepts and principles for the proposed Resource Management Area system described in the "Directions for the Future" brochure, and the September 29, 2000, GMBC recommended actions for implementing the Resource Management Area system.

WHEREAS, the Board of County Commissioners desires to provide direction to staff concerning the "Directions for the Future" Resource Management Area system and the actions required to implement the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, in public meeting assembled:

1. The Board of County Commissioners hereby endorses the organizing concepts and principles described in the "Directions for the Future" attachment (attached hereto as Exhibit "A").
2. The Board of County Commissioners hereby directs staff to initiate a process to refine and implement the Resource Management Area system. The County Commission hereby directs the County Administrator to organize a workshop to discuss the actions necessary to implement the Resource Management Area system.
3. The County Administrator is authorized, working in concert with the County Commission, to establish working groups, obtain specialized expertise and to provide opportunities for participation by the Municipalities and the general public in the implementation of the Resource Management Area system.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 10 day of October, 2000.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

By:   
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of the  
Circuit Court and Ex-Officio Clerk  
of the Board of County Commissioners  
of Sarasota County, Florida

By:   
Deputy Clerk



## EXHIBIT "A"

### Directions For The Future

#### Resource Management Area Organizing Concepts and Principles

##### *Using A Resource Management Area System to Guide Growth*

The Resource Management Area (RMA) system establishes the direction for Sarasota County's future. This direction is not merely a direction in which to set out, but a deliberate journey, leading to a desired outcome—an outcome that is clear and achievable.

This direction flows from the recognition that Sarasota County is an extraordinary place due to its variety of natural and human communities, and that these communities work in concert to produce a whole that is more than the sum of its parts. Yet each part is essential. Each one is unique and benefits from specialized attention. The Resource Management Area approach recognizes six resource areas whose unique characteristics and needs require appropriate, individualized management. They are:

- Greenway Spine
- Villages / Open Space
- Rural Heritage / Estate
- Agricultural Reserve
- Urban / Suburban
- Economic Development

Each of these will be described in detail in this plan. RMAs are intended to provide a way to organize the ultimate destiny of Sarasota County. Most of these RMAs reflect areas that have been part of the fabric of the County for a long time. However, the Greenway Spine and Villages / Open Space RMAs are new. These RMAs are the culmination of years of community dialogue about future growth in the area commonly called "east of I-75" but more accurately described as "outside the Urban Service Boundary."

The following goals have guided Sarasota County's Resource Management Area approach:

- Preserve and strengthen existing communities
- Provide for a variety of land uses and lifestyles to support residents of diverse ages, incomes, and family sizes
- Preserve environmental systems
- Direct population growth away from floodplains
- Avoid urban sprawl
- Reduce automobile trips
- Create efficiency in planning and provision of infrastructure

- Provide County central utilities
- Conserve water and energy
- Allocate development costs appropriately
- Preserve rural character, including opportunities for agriculture
- Balance jobs with housing

### ***Greenway Spine***

The Greenway Spine is a continuous preserve area which forms the core of an interconnected County open space system. Additional lands will be added to the Greenway Spine through public acquisition, conservation easements, and as part of the creation of villages.

#### **Principles:**

- The Greenway Spine is intended to protect environmental systems, reduce flood hazards, protect water supply, link existing preserve areas, and buffer development.
- The Greenway Spine consists of a network of riverine systems, floodplains, natural habitats, storm surge areas, and uplands which provide connectivity.
- Lands in the Greenway Spine are protected in perpetuity.
- The Greenway Spine links public and private environmental lands in the County and region.
- Public access is allowed where consistent with resource protection goals.

### ***Villages / Open Space***

The Villages / Open Space RMA creates an opportunity for a new form of development in Sarasota County to replace what has become known as suburban sprawl. This RMA encourages the creation of compact, mixed-use, pedestrian-friendly villages, set within large areas of permanent open space. Although linked by the Greenway Spine and infrastructure corridors, villages are designed to have definite boundaries based on pedestrian travel distances, and to contain most of the needs of daily life.

#### **Principles:**

- Village / Open Space development is the preferred form of new development outside the Urban Service Boundary.
- Village / Open Space development is intended to prevent sprawl (as defined by Chapter 9J-5, Florida Administrative Code).
- The Village / Open Space development is intended to be a viable alternative to large lot development.



- Village / Open Space development is planned through a master plan process that integrates villages, open space, Greenway Spine and infrastructure corridors.
- Village / Open Space development should be fiscally neutral to existing County residents.
- The village component of the Villages / Open Space RMA should support a broad range of family sizes and incomes in a variety of housing types which are integrated with commercial, office, and civic uses.
- Villages should support employment opportunities and home businesses.
- Villages should support alternate means of transportation, such as pedestrian and bicycle, in addition to automobiles.
- Villages should use water and wastewater systems provided by Sarasota County.
- Village development should meet innovative resource conservation standards.
- The open space component of the Villages / Open Space RMA requires the designation of permanent open space according to a hierarchy of uses, in which adding to or buffering the Greenway Spine is the first priority.

### ***Rural Heritage / Estate***

The Rural Heritage/ Estate RMA recognizes and supports the existing pattern of large-lot estate development, agriculture, and equestrian activities outside the Urban Service Boundary. It consists primarily of existing and platted large-lot development and small farms.

#### **Principles:**

- Recognize and protect the partly and wholly developed Rural and Semi-Rural areas where parcels are predominantly 2-30 acres in size.
- Recognize and preserve the individual characteristics of traditional rural development and deed-restricted planned development.
- Rural Heritage / Estate areas should be separated from villages by open space, greenways, or other types of buffers.
- Connect to open space, trails, and infrastructure corridors where appropriate.



### ***Agricultural Reserve***

The Agricultural Reserve RMA recognizes Sarasota County's agricultural and ranching activities and provides for the maintenance of large portions of the County in agriculture.

Principles:

- Maintain agricultural character.
- Preserve, conserve, and manage Agricultural Reserve lands for food production and natural resource protection.
- Manage the Agricultural Reserve in a way that protects adjacent Public Conservation / Preservation lands.

### ***Urban / Suburban***

The Urban / Suburban RMA lies within the County's Urban Service Boundary (USB) and is where most of the County's population lives, works, shops and plays. Actions taken within this RMA should build and maintain value in existing communities, and encourage appropriate revitalization and infill ("refill").

Principles:

- Determine the character and needs of individual neighborhoods by working directly with their residents.
- Continue to implement the County's existing Redevelopment, Revitalization and Community Plans and look for elements that can be transferred to other areas in the Urban/Suburban RMA.
- Use the lessons learned in the Villages / Open Space RMA regarding resource conservation, creation of multi-use civic spaces, and standards for compact, mixed-use, pedestrian-friendly developments to improve neighborhoods in the Urban/Suburban RMA.
- Target areas within the Urban/Suburban RMA that are appropriate for refill.
- Foster refill by providing needed infrastructure, minimizing regulatory obstacles, and creating incentives for community reinvestment.
- Coordinate refill efforts with the Municipalities and adjacent counties.
- Diversify housing through regulatory changes, incentive programs and public/private partnerships.

### ***Economic Development***

The Economic Development RMA recognizes the Comprehensive Plan's designated Major Employment Areas (MECs) as the geographic focal points of Sarasota County's economic development efforts.

#### **Principles:**

- Maximize the opportunity for desirable business and industry attraction, expansion and retention to achieve a diverse and stable economic base.
- Maximize employment opportunities for County residents.
- Reduce auto trips by locating major non-retail employment generators in mixed-use developments that include multi-family residential and supportive commercial uses.
- Balance economic development with environmental and other quality-of-life objectives.

## Comprehensive Plan & Unified Development Code Text Amendment

### Comprehensive Plan Text Amendments:

- Amend Maximum Density within Developed Area

### 2050 Plan Regulations Text Amendments:

- Amend Language of Article 14, Section 124-271(4)(b)(3)3
- Amend Language of Article 14, Section 124-271(4)(b)(3)4

OPA 2018-C 19-117391 GA

# *North Fruitville Hamlet Area* *Comprehensive Plan & 2050 Plan Regulation Text Amendments*

Proposed Text Amendment to Article 14 (2050 Plan Regulations), Section 124-271 (Hamlet Planned Development District General District Requirements) in the Unified Development Code

- (1) *Purpose and Intent Statement.* The HPD District provides for detached residential uses, protected open space, Public/Civic uses and limited neighborhood type commercial. The district is not commercial in character. When rezoning to the HPD, Master Land Use Plans are binding. The HPD District is used to implement the Comprehensive Plan within those areas of Sarasota County shown as Hamlet Land Use within the Village/Open Space RMA on the Future Land Use Map Series, Figure RMA-3.
- (2) *Description of Form.* Hamlets are collections of rural homes and lots clustered together around a crossroads that may include small-scale commercial, Public/Civic buildings or shared amenities. An example illustration of this form is provided in Figure VOS-2.
- (3) *General District Requirements.*
  - a. Residential Density.
    1. Hamlets are entitled to a base residential density of 0.29 dwelling units at per Developed Area. Additional density may be obtained only by transfer from sending zones under the Transfer of Development Rights program.
    2. Required Minimum Density within Developed Area: 0.4 du/gross acres of Developed Area.
    3. Maximum Density allowed within Developed Area: ~~1 du~~ 2 du/gross acres Developed Area.
    4. Two (2) Units/Developed Acre shall be limited to Hamlet lands that generate sufficient onsite Transfer of Development Rights (TDRs) to result in no net increase in density for the project and participate in the North Hamlet Utility Extension Plan.

These 'Residential Density' provisions follow the 2050 tenet that additional residential density beyond which has been identified above for a property is not granted without removing that density from another property to facilitate the protection of Open Space.

OPA 2018-C 19-117391 GA

# *North Fruitville Hamlet Area* *Comprehensive Plan & 2050 Plan Regulation Text Amendments*

Proposed Text Amendment to VOS Policy 1.2.B of the Sarasota 2050 Resource Management Area  
(PG VI-325 of the Comprehensive Plan)

## VOS POLICY 1.2.B

### HAMLETS

Hamlets are collections of rural homes and lots clustered together around a crossroads that may include small-scale commercial, civic buildings or shared amenities.

Preferred Size:	50 to 150 dwelling units
Maximum Size:	400 dwelling units
Minimum Size:	Determined by Master Development Plan Process
Minimum Density within Developed Area:	.4 du/gross acres of Developed Area
Maximum Density within Developed Area:	<del>1-2</del> du/gross acres of Developed Area
Minimum Open Space outside the Developed Area:	Equal to or greater than 1.5 times acreage of Developed Area
Commercial/ Office:	
Maximum Size: 10,000 gross leasable square feet	
Minimum Size: Not Applicable	

Each Hamlet is required to have a Public/Civic focal point, such as a public park. Commercial development is limited to a nominal amount of small-scale Neighborhood commercial uses. [Figure VOS-2](#) shows an Example Hamlet Concept.

## **Comprehensive Plan Compliance & Supplemental Criteria**

- Comprehensive Plan Compliance
- Comprehensive Plan Compliance Supplemental Criteria



**NORTH FRUITVILLE HAMLET AREA**  
**Comprehensive Plan/Zoning Code Text Amendments**

**Consistency With Adopted Comprehensive Plan**

The following components of the Sarasota Comprehensive Plan are applicable to this petition.

**ENVIRONMENTAL PLAN**

**ENV Goal 1**

Protect, maintain, and, where necessary, restore the native habitats and ecological systems of Sarasota County to ensure their continued high quality and critical value to the quality of life in the County.

**ENV OBJ 1.3**

Preserve a network of habitat connectivity across the landscape that ensures adequate representation of native habitats suitable to support the functions and values of all ecological communities.

**ENV Policy 1.3.1**

When land development involves the conversion of native habitats, the county's open space requirements shall be fulfilled first with habitats required to be preserved, then with habitats that should be conserved then with other allowable types of open space. Open space shall be determined by applying the "Principles for Evaluating Development Proposals in Native Habitats," and shall focus on maintaining a network of connectivity throughout the landscape, favoring higher functioning habitat areas. Planted and maintained littoral zones may be credited toward the open space requirement as permitted by the county zoning regulations. The county may consider alternatives to conserved habitats or other allowable open space that clearly demonstrate, through planned development designs and environmental management plans, greater native habitat function and value and connectivity.

**ENV Policy 1.3.3**

Open space required through development review shall be configured to enhance or maintain on-site and adjacent off-site habitat connectivity that contributes to local and regional environmental greenways.

**ENV Policy 1.3.6**

Encourage the clustering of residential developments or the implementation of other measures to first avoid, then minimize and then mitigate adverse environmental impacts, whenever areas of significant native habitats are involved.

ENV Policy 1.3.7

Encourage the use of cluster and planned development that preserves and protects habitats in open space, and encourage development forms that provide enhanced open space preservation and protection of habitats in all zoning districts.

ENV Policy 1.3.11

Native habitats set aside in preservation and conservation areas shall be managed in accordance with resource management plans, which are subject to review and approval by the county through the development review process, to ensure maintenance and, if necessary, enhancement of the functions and values of these native habitats in perpetuity. For the maintenance and enhancement of privately-owned preservation and conservation areas set aside prior to the county's requirement to provide a resource management plan the county shall encourage and provide incentives for management of those areas.

ENV Policy 2.1.3

Require development order applicants to use recognized sampling techniques to identify species. Prior to conducting any activities that could disturb listed species or their habitat, require development order applicants to consult with the appropriate wildlife agencies and provide documentation of such coordination to the County.

ENV Policy 6.1.2

Acquire and physically link natural areas into a contiguous system or otherwise protect environmentally significant lands through a voluntary program (Environmentally Sensitive Lands Protection Program). Coordinate county resources with federal, state, and regional programs, not-for-profit organizations, and local conservation trusts. Priority is given to acquiring and otherwise protecting properties that are adjacent to or in close proximity to existing preservation and conservation areas and public resource lands, with emphasis on maintaining opportunities for a regional greenways system that may include a mix of flow ways, areas subject to flooding, native habitats, recreational trails and wildlife corridors.

## **WATERSHED MANAGEMENT PLAN**

### **WATER Goal 1**

Sarasota County shall provide programs which prevent and mitigate the losses, cost, and human suffering caused by flooding; protect natural and beneficial functions of the floodplain; protect water quality by preventing further degradation of the water resources; enhance water quality where appropriate; enhance, protect and conserve the hydrologic and ecological functions of natural systems including estuaries, the Gulf of Mexico, freshwater and groundwater systems; and ensure safe, efficient, economical, and sustainable water supplies that provides customers the appropriate water quality for the intended use.

### **WATER OBJ 1.3**

Ensure that development and redevelopment provides for adequate stormwater management.

### **WATER Policy 1.3.2**

Stormwater Level of Service:

1. Stormwater Quality: no discharge from any stormwater facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in County Ordinances, Federal Laws and State Statutes. Water quality levels of service shall be set consistent with the protection of public health, safety and welfare and natural resources functions and values.
2. Stormwater Quantity: Stormwater management systems shall provide for adequate control of stormwater runoff.

### **WATER Goal 2**

Sanitary sewer service shall be provided to Sarasota County residents through the continual evolution of a centralized regional wastewater collection and treatment system, and shall be provided in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development.

### **WATER OBJ 2.2**

Maximize the use of existing and available central wastewater facilities and new facilities when they are constructed, and discourage urban sprawl.

### **WATER OBJ 2.5**

Ensure that the issuance of development permits shall be conditioned upon adequate sanitary sewer service capacity.

**WATER Policy 2.5.1**

No construction permit shall be issued for new development which will result in an increase in demand upon deficient wastewater treatment facilities prior to the completion of improvements needed to bring the facility up to adopted level of service standards, unless provided for by existing State and County laws.

**WATER Policy 2.5.3**

Sanitary Sewer Level of Service:

1. Minimum average daily flow to be treated from domestic units shall be 200 gallons per Equivalent Dwelling Unit per day; and
2. Wastewater effluent shall meet standards defined by state law, permit requirements of the Florida Department of Environmental Protection, and County Ordinance when discharged to groundwater or surface water in the County.

**WATER Goal 3**

Potable water service shall be provided to Sarasota County residents through the continual evolution of a centralized regional supply, treatment, and distribution system, and shall be provided in a safe, reliable, economical, sustainable and environmentally sound manner, concurrent with urban development.

**WATER OBJ 3.2**

Maximize the use of existing and available central potable water facilities and new facilities when they are constructed, and discourage urban sprawl.

**WATER Policy 3.2.2**

The county shall mandate hookup to a centralized potable water system, where available, in accordance with State and County laws.

**WATER Policy 3.2.3**

The county shall continue to require new development to connect to central water systems consistent with the requirements contained in the Land Development Regulations, based on the size of the development and distance to the existing system, if the capacity is available in the system and the Utility's rules allow connection to the system.

**WATER OBJ 3.5**

Ensure that the issuance of development permits shall be conditioned upon adequate potable water capacity.

**WATER Policy 3.5.4**

Potable Water Level of Service:

1. System capacity shall be based on 250 gallons per Equivalent Dwelling Unit per day based on peak flow plus the maintenance of minimum fire flow standards.
2. Minimum potable water quality shall be as defined by the U.S. Environmental Protection Agency, except where the State, or County may impose stricter standards.

## **TRANSPORTATION PLAN**

### **TRANS Policy 1.3.1**

Sarasota County shall use the best available data, and use professionally accepted practices, in the development of its Quality/ Level of Service analysis methodology, procedures, and assumptions in analyzing existing and future quality/levels of service of the multi-modal transportation system and updates to Mobility Fees or their functional equivalent.

### **TRANS Policy 1.3.2**

Sarasota County shall adopt and maintain a Level of Service (LOS) standards of “C” peak hour, based on a 100<sup>th</sup> hour design criteria (hereafter referred to as LOS “C”), for all County maintained arterials and collectors outside of the Urban Service Boundary. The noted LOS standard applies to roadways that are not designated as constrained or backlogged facilities as shown on Table 10-4.

### **TRANS Policy 1.3.8**

Maintain provisions in the Sarasota County Land Development Regulations and the Sarasota County Zoning Ordinance to ensure safe internal travel, cross-access between adjacent parcels and parking of motorized and non-motorized vehicles.

### **TRANS Goal 9**

It shall be the Goal of Sarasota County to develop and maintain an environmentally sensitive transportation system which provides safe, convenient, and efficient travel through an affordable balance through the development of alternative transportation modes, the coordination with desire land use practices, and the coordination with adjacent communities.

## **HOUSING PLAN**

### **HOUSING Goal 1**

Encourage the development of affordable safe, sanitary and sustainable housing with variety in type, density, size, tenure (rental and ownership), cost, and in various locations to accommodate the needs, preferences and financial capabilities of current and future residents.

#### HOU Policy 1.1.14

Strive for residential development built at the maximum allowable density that effectively balances the community need for housing of various types, sizes and tenure with the neighborhood compatibility and environmental sustainability requirements of the comprehensive plan.

#### HOU OBJ 1.6

Strive to fulfill the County housing needs while promoting a sustainable, compact community.

### **FUTURE LAND USE**

#### FLU Policy 1.1.1

The Comprehensive Plan is intended to provide for the future use of land in Sarasota County and contemplates a gradual and ordered growth. The Future Land Use Map establishes a long-range maximum limit on the possible density and intensity of land use; it does not simultaneously establish an immediate minimum limit. The present use of land may, by the adopted Zoning Atlas, continue to be more limited than the future use designated on the Future Land Use Map (Map 7-3) based on special circumstances identified during project review. Special circumstances include, but are not limited to the following:

1. Site characteristics;
2. Availability of necessary public infrastructure; and
3. Compatibility with surrounding development patterns.

#### FLU OBJ 1.2

The FLUM shall reflect the policy direction set forth within the chapters of the Comprehensive Plan, and shall coordinate land use categories with soil and



topographic characteristics, the protection of historical and natural resources, existing land uses, form of development and the availability of public facilities.

FLU Policy 1.2.1

All development shall be consistent with the Historic Preservation Chapter.

FLU Policy 1.2.1(A)

Conserve and protect historic and archaeological resources.

FLU Policy 1.2.2

All development shall be consistent with the Environmental Chapter.

FLU Policy 1.2.2(A)

Protect environmentally sensitive lands, conserve natural resources, protect floodplains, maintain or improve water quality, and open space.

FLU Policy 1.2.5

No development order shall be issued which would permit unmitigated development in 100 year floodplains, as designated on Federal Emergency Management Agency Flood Insurance Rate Maps or adopted County flood studies, or on floodplain associated soils, defined as Soils of Coastal Islands, Soils of the Hammock, Soils of Depressions and Sloughs, and Soils of the Floodplains as shown in Map 1-2 of the Future Land Use Map Series, that would adversely affect the function of the floodplains or that would degrade the water quality of water bodies associated with said floodplains in violation of any local, state, or federal regulation, including water quality regulations.

FLU Policy 1.2.8

All future development shall be consistent with the detailed master plans for each drainage basin as they are adopted through the Basin Master Planning Program. [LOS].

FLU Policy 1.2.17

As reflected in Sarasota County standards, potential incompatibilities between land uses due to the density, intensity, character or type of use proposed, shall be mitigated through site and architectural design techniques including but not limited to any or all of the following:

- provision and location of open space, perimeter buffers, landscaping and berms;
- the location and screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas; and,
- the location of road access to minimize adverse impacts, increased building setbacks, step downs in building heights.

FLU Policy 2.2.2

Residential development in the Rural Area shall have a maximum density of one dwelling unit per five acres except as allowed by FLU Policy 4.3.1, Map7-4 and FLU Policy 3.1.5.

FLU Policy 2.2.4

The development of institutional, governmental, transportation, recreation, cultural, communication and utility facilities shall be permitted in the Rural or Semi-Rural Areas, as designated on the Future Land Use Map, only when such development provides regional services, or is incompatible with urban uses or serves the existing needs of the immediate area in which it is located.

FLU OBJ 2.3

Maintain governing regulations for Residential land uses and protect the quality and integrity of established residential neighborhoods from adjacent incompatible development.

FLU Goal 3

Encourage development where public facilities are provided or scheduled to be available.

FLU Goal 4

Promote orderly development through the establishment of innovative regulatory platforms that meet the needs of a growing and changing population.

As Sarasota 2050 RMA Policy primarily limits development to 3 forms; a Settlement Area, Village, or Hamlet. Each form of development is limited to those land areas designed on the RMA-1 and RMA-3 maps that are a part of Sarasota County's Comprehensive Plan. The Settlement Area and Village urban forms are essentially the same except for their respective geographical locations. Settlement Area are limited to those lands between the existing USB and the Future USB lines on the FLUM. Villages are limited to those lands between the existing USB and the 'countyside line' depicted on RMA-3. Hamlets are a transitional form of development intended to blend toward the more rural eastern area of the county.

The Sarasota County Resource Management Area (RMA) Goal, Objectives and Policies are designed as a supplement to the Future Land Use Chapter of the Sarasota County Comprehensive Plan. The RMAs function as an overlay to the adopted Future Land Use Map and do not affect any existing rights of property owners to develop their property as permitted under the Comprehensive Plan, the Zoning Regulations or the Land Development Regulations of Sarasota County or previously approved development orders; provided, however, that Policy TDR2.2 shall apply to land located within the Rural/Heritage Estate, Village/Open Space, Greenway and Agricultural Reserve RMAs where an increase in residential density is sought.

#### RMA Goal 1:

Establish a development policy framework that enhances the livability of the County and preserves its natural, cultural, physical and other resources, by creating a Resource Management Area (RMA) system that addresses development issues within six unique resource areas:

- Urban/Suburban
- Economic Development
- Rural Heritage/Estate
- Village/Open Space
- Greenway
- Agricultural Reserve

This framework was created to implement the Organizing Concepts and Principles of Directions for the Future, Resolution 200-230, adopted October 10, 2000.

#### RMA OBJ 1

To create an incentive-based structure that will enhance the livability of Sarasota County and preserve its natural, cultural, and physical resources.

#### RMA Policy 1.1

The Resource Management Area Map, depicted in Map 8-1 RMA-1, is an overlay of the Sarasota County Future Land Use Map. The Resource Management Areas are designed to:

- Preserve and strengthen existing communities
- Provide for a variety of land uses and lifestyles to support residents of diverse ages, incomes, and family sizes, including housing that is affordable to residents at or below the median income for Sarasota County.
- Preserve environmental systems
- Direct population growth away from floodplains
- Avoid Urban Sprawl
- Reduce automobile trips
- Create efficiency in planning and provision of infrastructure
- Provide County central utilities
- Conserve water and energy
- Allocate development cost appropriately
- Preserve rural character, including opportunities for agriculture
- Balance jobs with housing

The additional development opportunities afforded by the Sarasota 2050 Resource Management Area Goal, Objectives and Policies are provided on the condition that they are implemented and can be enforced as an entire package. For example, the densities and intensities of land use made available by the Sarasota 2050 Resource Management Area Goal, Objectives and Policies may not be approved for use outside the policy framework and implementing regulatory framework set forth herein.

#### RMA Policy 1.2-Sarasota 2050 Structure Graphic

The concepts that demonstrate the ideals of the Resource Management Areas are illustrated in Map 8-2 RMA-2, Sarasota 2050 Structure Graphic, and represent the long-term vision of the County's development and resource protection. The Structure Graphic provides no regulatory function within the Comprehensive Plan.

#### RMA Policy 1.2-Relationship to Existing Goals, Objectives and Policies

The Sarasota 2050 Resource Management Area Goal, Objectives and Policies shall not affect the existing rights of property owners to develop their property as permitted under the Comprehensive Plan, the Zoning Regulations, the Land Development Regulations or previously approved development orders; provided, however, that Policy TDR2.2 shall apply to land located within the Rural Heritage/Estate, Village/Open Space, Greenway and Agricultural Reserve RMAs where an increase in residential density is sought. If a property owner chooses to take advantage of the incentives provided by the Sarasota 2050 RMA, then to the extent that there may be

a conflict between the Sarasota 2050 Resource Management Area Goal, Objectives and Policies and the other Goal, Objectives and Policies of The Sarasota County Comprehensive Plan, the Sarasota 2050 Resource Management Area Goal, Objectives and Policies shall take precedence. The other Goals, Objectives and Policies of the Sarasota County Comprehensive Plan including but not limited to,

those which relate to concurrency management and environmental protection shall continue to be effective after the adoption of these Resource Management Area Goal, Objectives and Policies.

The Village/Open Space RMA is a land use overlay as depicted in Map 8-1 RMA-1, the Resource Management Areas Map, which provides an opportunity for a new form of development outside the Urban Service Area Boundary as an alternative to Urban Sprawl. The intent of this new form of development is to prevent the need for the further extension of the Urban Service in North County which may result in incremental sprawl. This new form of development is regulated through two mixed-use land use designations, (Villages and Hamlets) as depicted in Figure RMA-3, Village/Open Space RMA Land Use Map. Each of these development types is designed to avoid the negative impacts of Urban Sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation.

#### VOS OBJ 1:

To prevent Urban Sprawl by guiding the development of lands outside the Urban Service Area into compact, mixed-use, pedestrian friendly Villages within a system of large areas of permanent Open Space.

#### VOS Policy 1.1-Intent:

The Village/Open Space RMA creates an opportunity for a new form of development in Sarasota County to replace what has become known as Urban Sprawl. This new development pattern shall:

- be formed around Neighborhoods that include a broad range of family sizes and incomes in a variety of housing types, including a substantial number and proportion of Affordable Housing Units, which are integrated with commercial, office and civic uses;
- support a fully connected system of streets and road that encourage alternative means of transportation such as pedestrians, bicycle, and transit; and
- integrate permanently dedicated Open Space, which is connected or added to the Greenway RMA where appropriate.

#### VOS Policy 1.2-Neighborhood Planning Process:

The preferred development pattern within the Village/Open Space RMA designated on Figure RMA-1 shall be in the form of Villages and Hamlets as illustrated in Figure VOS-1: Example of Village Concept and Figure VOS-2: Example of Hamlet Concept, and in the locations as depicted on Figure RMA-3, Village/Open Space RMA Land Use Map. The boundaries of the Greenway RMA have been delineated using County-wide mapping techniques which shall be adjusted to reflect more detailed on-site information obtained during the master planning process including the actual field verification of each Greenway component as defined in Policy GS1.1. The purpose of such adjustment is to provide interpretive relief by allowing minor adjustments to the Greenway boundary. When such adjustments occur adjacent to a Village or

Hamlet land use and are based upon the demonstration that certain property does not meet the requirements of the Greenway, then the future land use designation shall be construed to be the same designation as the adjacent use. When such adjustments occur based on the demonstration that certain properties in the Village/Open Space RMA meet the requirements of the Greenway, then, the resource overlay designation shall be construed to be Greenway RMA. The approval of a Master Development Plan, in accordance with Policies VOS2.3 and VOS2.4, shall be required prior to the commencement of any specific Village or Hamlet development. Development densities greater than the underlying Rural or Semi-Rural densities may only be achieved through the Transfer of Development Rights in accordance with Objective TDR1, TDR2, and the associated policies; except as otherwise provided for in Affordable Housing incentives, and Policy VOS2.1(d), VOS2.1(e) and Policy VOS 2.1(f).

As an incentive to provide affordable housing for families with incomes below the Area Median Income (AMI) for Sarasota County, the maximum density of the Village may be increased to 6 du/Gross Development Acre, provided that 100% of the additional dwelling units allowed by the density increase are Affordable Housing Units. Furthermore, Villages may be allowed incentive dwelling units for every affordable dwelling unit provided on site.

#### VOS Policy 1.2.B-Hamlets:

Hamlets are collections of rural homes and lots clustered together around a crossroads that may include small-scale commercial, civic buildings or shared amenities.

Preferred Size:	20 to 150 dwelling units
Maximum Size:	400 dwelling units
Minimum Size:	Determined by Master Development Plan Process
Minimum Density within Developed Area:	.4 du/gross areas of Developed Area
Maximum Density within Developed Area:	1 du/gross acres of Developed Area
Minimum Open Space outside the Developed Area:	Equal to or greater than 1.5 times acreage of Developed Area
Commercial/Office:	
Maximum Size: 10,000 gross leasable square feet	
Minimum Size: Not Applicable	

Each Hamlet is required to have a Public/Civic focal point, such as a public park. Commercial development is limited to a nominal amount of small-scale Neighborhood commercial uses. Figure VOS-2 shows an Example of Hamlet Concept.

#### VOS Policy 1.3-Village/Open Space RMA Philosophy

Neighborhoods form the basic building block for development within the Village/Open Space RMA and are characterized by a mix of residential housing types that are distributed on a connected street system and the majority of housing is within a walking distance or ¼ mile radius of a Neighborhood Center. Neighborhood Centers have a Public/Civic focal point which may be a combination of parks, schools,



public type facilities such as churches or community centers and may include small-scale Neighborhood Oriented Commercial Uses that are no greater than 20,000 square feet of gross floor area and internally designed to specifically serve the needs of that Neighborhood.

#### VOS Policy 1.4-Village/Open Space RMA Principles

Developments within the Village/Open Space RMA shall exhibit all of the following characteristics to qualify as a Receiving Zone under Density incentives Program outlined in Objective TDR1:

- Villages shall include a mix of uses, including residential, commercial, office, Public/Civic, schools, and Recreational Space, that provides for most of the daily needs of residents;
- Villages and Hamlets shall include a design in which the majority of housing is within a waling distance or ¼-mile radius of a Village or Neighborhood Center, with the higher densities closer to the Center;
- As a part of the Open Space requirements for development within the Village/Open Space RMA, each Village of Hamlet will be required to establish a Greenbelt as described in Policy VOS5.1;
- Villages shall include a Village Center with sufficient non-residential uses to provide for the daily needs of Village residents, by phase of development, in a form that is conveniently served by regional bus service;
- Villages and Hamlets shall include a range of housing types that support a broad rand of family sizes and incomes. Villages shall include housing for families with incomes below the Area Median Income (AMI) for Sarasota County, with a goal that at least % of the housing will be available for families with incomes below the median family income for Sarasota County using techniques, including but not limited to bonus incentive dwelling units and inclusionary requirements in the Land Development Regulations and Zoning Regulations;
- Villages shall include compact design that includes a system of land subdivision and development which links one Neighborhood to another;
- Villages and Hamlets shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and which are built with design speeds that are appropriate for Neighborhoods;
- Villages shall include alternatives for pedestrians and bicyclists through the provisions of sidewalks, street trees and on-street parking which provide distinct separation between pedestrians and traffic, spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation;
- Villages and Hamlets shall provide both Open Space and Recreational Space. Open Space outside Developed Area is required to support the environmental goals of this Plan by preserving important environmental features, connections

and functions on site. In addition to minimum Open Space outside Developed Areas, internal Recreational Spaces are required that meet the recreational needs of the community, excluding golf courses, reinforce the design of the development by providing a variety of Recreational Space amenities that serve a range of interests and distribute Recreational Space amenities throughout the development. Golf courses developed using best management practices may be developed as part of an approved Master Development Plan and shall qualify as Open Space. To avoid conversion of Native Habitat, the review of the Master Development Plan shall place high priority on the preservation of Native Habitat. Golf courses shall not qualify as Recreational Space, and shall not qualify for any Density Credits in the Density Incentives program. Within Hamlets, golf courses shall only be approved by special exception. The standards for Recreational Space, will be established as provided in Policy VOS2.3; and

- Villages and Hamlets shall be Fiscally Neutral to the County residents outside the Villages and Hamlets.

## VOS OBJ 2

To provide a development review process that facilitates the efficient review and approval of projects, that, qualify as Village/Open Space RMA Projects.

### VOS Policy 2.1-Timing/Phasing of Development

The Village and Hamlet future land use designations represent long-term compatible land uses for the areas within the Village/Open Space RMA and only become effective through the rezoning and master development plan process. Specific timing and phasing of Village development is regulated as follows:

#### (a) Village Approval Process.

1. Development of Regional Impact (DRI) Review. The minimum size requirement for Village development that is not adjacent to the Urban Service Area Boundary requires each development to undergo review as a DRI, except as otherwise provided under Policy VOS2.1(d). For Village development that is adjacent to the Urban Service Area Boundary and does not meet the DRI thresholds, the project shall be reviewed and approved as on phase.

- (a) Development Area Minimum Size. The first rezone and Master Development Plan for each of the North, Central, and South Village Areas as designed on Figure RMA-3, shall be sufficient size to be deemed a Development of Regional Impact (DRI) under the standards of Section 380.06 of Florida Statutes as they existed on January 1, 2014, and shall include the identification of:
  - i. an elementary school site;

- ii. a mobility network that provides balanced options (i.e. bicycle, pedestrian, vehicles) with interconnectivity between the Village neighborhoods, the Village Center, and future connection points with the remaining portion of the area designated Village land use and adjacent properties that are not part of the first rezone;
  - iii. the location and size of the Village Center, and amount of residential and non-residential uses proposed within the Village Center;
  - iv. The location, size and layout of all open spaces, parks and recreation areas.
- (b) All rezone and Master Development Plan approval subsequent to the approval of the first Village within each of the North, Central, and South Village Areas shall adhere to the submittal requirements identified in Policy VOS2.5, and shall be designed and developed to coordinate land uses, including non-residential, infrastructure and environmental systems with the first Village Master Development Plan and other with the first Village Master Development Plan and other subsequent Village Master Development Plans. The Master Development Plan shall also indicate how roadway, bicycle and pedestrian connections to adjacent neighborhoods, other facilities in the area, and other areas designated Village land use will accomplished within the Village. The first Village Master Development Plan shall not be subject to any additional conditions or modifications as a result of approvals pursuant to this subsection, except through the rezoning process.
- (c) The above provisions of this Policy VOS2.1(a) are not intended to release Village applications subsequent to the approval of the first Village Master Development Plan from any requirements set forth for a Village, except for minimum size required.
2. Rezone and Master Development Plan Process. Development within each Village may only be approved through the rezoning and master development plan approval process, established by Policies VOS 2.3, 2.4 and 2.5.
  3. Development Phasing. The DRI development order and the Master Development Plan required for rezoning approved by the Board of County Commissioners shall establish the phases of development will be approved.
  4. Facility Capacity. The phasing conditions of each development shall address at a minimum: (1) the requirement that adequate public facilities and services be

available to accommodate the development and maintain the adopted level of service standards, and (2) the availability of water supply to serve the development. The availability of water supply to serve the development. The availability of water supply shall be demonstrated through:

- a) A demand analysis for the proposed development extended throughout buildout and thereafter;
- b) A list of potential, permittable supply sources and the capacities thereof;
- c) A comparison of the demand vs. supply capacity of all sources on the list throughout buildout and thereafter;
- d) The availability of reclaimed water and stormwater for irrigation use within the developments and the quantity of potable water these sources will offset; and
- e) The potential for water conservation practices to reduce demand, such as installation of high-efficiency plumbing fixtures, appliances, and other water conserving devices in households, as well as public and commercial restroom facilities and the use of xeriscape principles in all landscaped areas, where ecologically viable portions or existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable so as not to require irrigation.

5. South Village Area. The Fiscal Neutrality Plan for any Village development within the South Village Area must include a proportionate share of funding for the interchange at I-75 and State Road 681.

(b) Hamlet Approval Process.

1. Rezone and Master Development Plan Process. Development within each Hamlet may only be approved through the rezoning and master development plan approval process, established by Policies VOS 2.3, 2.4 and 2.5.
- (c) The delineation between Village Land Use and Hamlet Land Use is hereby established as depicted in Figure RMA-3. Villages may be developed only in Village Land Use and Hamlets may be developed only in the Hamlet Land Use. However, Hamlet Land Use designated property may count towards the percentage requirement of on-site Open Space for a Village where such a property is included on-site with a Village Master Development Plan. This delineation is based on the concept of a countryside line defined as the

easternmost boundary of Village Land Use, as depicted in Figure RMA-3, which supports a community vision to establish a clear transition from urban character west of this delineation to rural character east of this delineation.

1. Hamlet and Conservation Subdivision Incentives. Density Incentives to encourage the development of Hamlets and Conservation Subdivisions within the Hamlet land use of the Village/Open Space RMA shall be provided as detailed in Objective TDR1.
  2. The delineation of Village land use represents the ultimate extent of Village development.
  3. The intent of providing the Village land use designation is to encourage a new urban form and to prevent the need for the further extension of the Urban Service Area Boundary in North County which may result in incremental sprawl.
- (d) Fruitville Road Properties. Incentives for Development within the North Village Area's Fruitville Road Properties. The County shall support development within the portion of the North Village Area defined as the Fruitville Road Properties; provided such development shall consistent with the applicable Objectives and Policies and exhibit Village development characteristics. In recognition of the Fruitville Road Properties' unique site characteristics, including their proximity to I-75, their proximity to Major Employment Center designed lands and their proximity to urban development, the availability of existing urban services, their already impacted condition and minimal onsite Native Habitats, it contains no identified Greenway RMA, the owners of lands within the Fruitville Road Properties may, instead, choose to apply one or more of the development characteristics below in lieu of the related Village/Open Space Resource Management Area policy or characteristic:
1. Open Space: The percentage of Open Space required to be set aside may be reduced from 50% to 43%. The lands presently encumbered by utility easements, labeled as "FPL Easement" on the Master Land Use Plan, may be included in the Open Space calculation, and may be preserved in perpetuity through the recording of restrictive covenants rather than conservation easements. Open Space lands not so encumbered shall be preserved through conservation easements. The conservation easements and restrictive covenants shall be in a form deemed acceptable by the County Attorney, and need not be recorded until final subdivision plat approval for individual neighborhoods.



- a) The Master Land Use Plan shall clearly demonstrate that the reduce amount of Open Space creates a net ecological benefit relative to that which would be provided by implementation of 50 percent Open Space.
  - b) The required Open Space shall consist of a substantial connected network of native habitats, and other areas designated as Open Space. The network shall prioritize the protection of native habitats and shall maintain and enhance functional connections of these habitats to off-site environmental lands to facilitate wildlife movement within the network.
  - c) The Master Land Use Plan shall include ecological enhancement of the Open Space network. Priority shall be given to enhancing the Open Space network and enhancing external connections to off-site environmental lands to facilitate, floodplain compensation, lakes, and wetland mitigation uses may be included within the Open Space network, including the Greenbelt portion of the Open Space, outside of existing native habitats so long as they contribute to the ecological value of the Open Space.
2. Open Space Allowable Uses: The “FPL Easement” may be considered an allowable Open Space use when enhanced and used for recreational purposes.
  3. Greenbelts- The Greenbelt requirements within the Fruitville Road Properties may be reduced or eliminated by the Board of County Commissioner, as described below:
    - a. Adjacent to Dog Kennel Road, the Greenbelt width may be reduced to no less than 50-feet; or
    - b. Adjacent to the MEC designed properties, the Greenbelt Buffer may be eliminated; or
    - c. Adjacent to other Village/Open Space designated parcels, the Greenbelt width may be reduced to no less than 50-feet.

The approved width of the reduced Greenbelt will be directly related to the amount of landscape buffer required. Wider Greenbelts will require less landscape plantings and opacity. Narrower Greenbelts will require more landscape plantings and opacity.

Lakes and stormwater facilities may be included within the Greenbelt buffer; however, they cannot be included in measuring the reduced Greenbelt buffer width for determining planting requirements. Additionally, and reduced Greenbelt configuration shall:

- Protect the Greenway systems, including wildlife corridors;
- and,

- Avoid adverse impacts to adjacent publicly owned environmentally sensitive lands.

### VOS Policy 2.3-Land Development Regulations

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations to establish the specific requirements for developments within the Village/Open Space RMA to ensure consistency with the Village/Open Space RMA. The Zoning Regulations will include the development of a new planned unit development-type zoning district that will implement the Village and Hamlet future land use designations.

The Zoning Regulations and Land Development Regulations will establish general baseline regulations including physical design, development approval processing, requirements for the Fiscal Neutrality Plan, the ratio of non-residential to residential development, as well as baseline design guidelines for Village Centers, Village and Hamlet development.

### VOS Policy 2.5-Master Development Plan Requirements

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations to establish the specific requirements of Master Development Plan submittals and the standards for the review of those Master

Development Plans. At a minimum these standards shall conform to the guidelines established below:

- Site Analysis of natural features consistent with the natural system classification in the Sarasota County Comprehensive Plan
- Location of each Neighborhood, Neighborhood Center, Hamlet, Village, and Village Center where applicable
- Block layout; street classification; and Recreational Space and landscaping plans
- Location of Greenway RMA Open Space, and Recreational Space to be preserved
- Land Use Mix
- Density and intensity of land uses proposed
- Circulation routes for auto, transit (where applicable), pedestrian and bicycle modes
- Infrastructure Analysis on-site and off-site (e.g., water supply, sewer, stormwater, transportation, and schools)
- Preliminary Design Criteria
- Location of proposed Sending and/or Receiving Zones for Density Incentives Program

### VOS Policy 2.6-Master Development Plan Options

The County may process the necessary rezoning or Master Development Plan for Villages or Hamlets that involve multiple owners as one project. Compliance with the ownership disclosure requirements of Section 3.9(a)-(c) of the Sarasota County Charter shall be required in connection with any such County effort. The County may process the necessary rezoning of Master Development Plan for additional Village development within each of the North, Central, and South Village Areas subsequent to the first Village approval within each Village Area, and said additional Village development may be considered as related to the initial Village, for planning purposes only.

#### VOS Policy 2.7-Designation of Sending and Receiving Zones

Within the boundaries of the Village/Open Space RMA, Sending and Receiving Zones for the Transfer of Development Rights shall be established through the adoption of the Master Development Plan. The location of Sending and Receiving Zones shall be designed to reinforce the goals and intent of Village and Hamlet development including preserving and creating a fully connection Greenway RMA, preserving important roadway corridor viewsheds, preserving areas with environmental significance, preserving wildlife, and creating Village development form in close proximity to the Urban Service Area Boundary.

#### VOS Policy 2.9-Fiscal Neutrality for Villages and Hamlets

Each Village and each Hamlet development within the Village/Open Space RMA shall provide adequate infrastructure that meets or exceeds the levels of service standards adopted by the County and be Fiscally Neutral or fiscally beneficial to Sarasota County Government, the School Board, and residents outside that development. The intent of Fiscal Neutrality is that the costs of additional local government services and infrastructure that are built or provided for the Villages or Hamlets shall be funded by properties within the approved Villages and Hamlets.

1. Fiscal Neutrality shall be demonstrated as part of the master development plan approval process according to the procedures established by the County, for review by the Board of County Commissioners. Such procedures shall require that Fiscal Neutrality be determined for each development project on a case-by-case basis, considering the location, phasing, and development program of the project. In addition, such procedures may allow for incentives to provide affordable housing. For off-site impacts, the procedures will require that the total proportionate share cost of infrastructure be included and not simply the existing impact fee rates. This shall include, but not be limited to, both localized and Countywide impacts on County, City, State, and Federal transportation facilities (such as roads, intersections, sidewalks, lighting, medians, etc.). Such transportation related components shall be analysed as a separate item from the remaining items of: public transit, schools, water supply and delivery, sewage transmission and treatment, solid waste, storm and surface water management, law enforcement, fire and emergency management, justice, general government, libraries, parks and

recreation, and public hospitals. Fiscal Neutrality for funds that are not fungible (i.e., generally enterprise funds) shall be measured separately. Nothing within this policy is intended to establish a school concurrency system.

2. The Board of County Commissioners shall require that these procedures for measuring Fiscal Neutrality and the Fiscal Neutrality plans submitted as part of the application for development approval, be reviewed and certified by independent advisors retained by Sarasota County at the expense of the applicant prior to acceptance by the County. Fiscal Neutrality procedures and calculations for school demands shall be submitted to the School Board for review prior to review by the Board of County Commissioners. All calculations of costs shall be based on current cost data.
3. The enforceability of Policy VOS2.9 and of any ordinances adopted to implement Fiscal Neutrality are expressly determined to be overarching to achieving the public benefits of the Sarasota 2050 RMA-1 Comprehensive Plan Amendments.

#### VOS Policy 2.10-Financial Strategy For Infrastructure Development and Maintenance

Each development within the Village/Open Space RMA shall have a financial strategy approved by the County to construct and maintain all required infrastructure. Community Development Districts are identified as the preferred financing technique for infrastructure needs.

#### VOS OBJ 3

To ensure that adequate public facilities and services are available to serve development within the Villages/Open Space RMA.

#### VOS Policy 3.1-Adquate Public Facility Requirements

The County shall require that all development within the Village/Open Space RMA meets or exceeds the adopted level of service standards of the County. All centralized water, irrigation, and wastewater systems serving Village/Open Space RMA development shall be owned by the County, of by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

#### VOS Policy 3.8-Central Water and Wastewater

- Village developments require central water, wastewater and irrigation services. The Village development shall provide, through the Master Development Plan, the infrastructure for the water wastewater and irrigation systems for the development. These systems shall connect to County regional wastewater or irrigation facilities is not feasible on an initial basis as determined by the County, an interim utilities plan may

be submitted as part of the Master Development Plan that guarantees connection to County regional facilities. In evaluating an interim utilities plan, the County shall consider:

- environmental impacts;
- the length of time the interim utilities plan will be in effect and the date connection with County regional systems will occur; and
- the County's growth management considerations.

All central water, wastewater and irrigation facilities and related permits shall be owned by the County, or by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

2. Hamlet developments require central water service, and may require central wastewater and irrigation water services depending on location, soil conditions, proximity to existing central services, and other related criteria. The criteria for determining when central wastewater services or central irrigation water services are required shall be specified in the Land Development Regulations developed in accordance with Policy VOS 2.3. These criteria shall consider environmental impacts and the County's growth management considerations. Any on-site facilities will require approval by the Board of County Commissioners. The design and construction of all facilities requires approval, inspection, and acceptance by the County. All central facilities, and all permits for central facilities, shall be owned by the County, or by other local governments or governmental entities through appropriate interlocal agreements with Sarasota County.

#### VOS OBJ 4

To support both recreational and regional environmental goals which reduce loss of natural resources through the preservation of Open Space and the creation of connections to the Greenway RMA.

#### VOS Policy 4.1-Incentives for Preservation of Open Space

Incentives to preserve the Open Space within the Village/Open Space RMA are established as detailed in Objective TDR1. These incentives provide for the Transfer of Development Rights and create the opportunity to achieve Density Incentives within the Village/Open Space RMA based upon the level of significance of resources preserved, the amount of land preserved and the connectivity of the Open Space to ecological resources.

#### VOS OBJ 5

To protect the existing rural character of the areas outside of the Urban Service Area Boundary including existing rural low density development and roadways through the design standards of new Village and Hamlet development.



VOS Policy 5.1-Greenbelts

The purpose of establishing a Greenbelt around each Village and each Hamlet is to help define these as separate and compact communities. As part of the Open Space requirement for development within the Village/Open Space RMA, the Master Development Plan for each Village and each Hamlet shall establish a Greenbelt that is a minimum of 500 feet wide around the perimeter of the Developed Area that preserves Native Habitats, supplements natural vegetation, and protects wildlife within the area. Existing agricultural uses are permitted within this Greenbelt. New uses are restricted within this Greenbelt to Native Habitat and to low intensity agriculture and wetland mitigation that do not involve the conversion of Native Habitat. Land within the Greenway RMA may be included within the Greenbelt requirement. To encourage the consolidation of Open Space for environmental and agricultural uses, the Greenbelt widths between multiple Hamlet Development Areas each may be 50 feet where adjacent Master Development Plans are approved simultaneously. Each of these adjacent Green Belt widths may be averaged for the common length between the Hamlet Developed Areas, however each Greenbelt width shall be no less than 30 feet as measured perpendicularly at any given point along the common length. The

Board of County Commissioners shall not require a Greenbelt between the Developed Area of a Village and:

- I-75
- land within the Urban Service Area Boundary;
- the Economic Development RMA;
- municipalities; or
- Manatee County Boundary abutting the North Village only.

The Board of County Commissioner may authorize other exceptions to the requirement for a Greenbelt or the minimum 500-foot width under the following conditions:

1. Where the development proposed adjacent to the Rural Heritage/Estate RMA has the same density and form as the existing adjacent development. Examples of the types of development conditions that may be considered for approval by the Board of County Commissioners are shown in Figure VOS-3: Examples of Minimum Buffer Requirements.
2. Where the existing adjacent homeowners within the Rural Heritage/Estate RMA have demonstrably anticipated more intense adjacent development through an instrument recorded in public land records.
3. Where existing uses within or adjacent to the Rural Heritage/Estate RMA achieve the intended purpose of the Greenbelt in perpetuity, such as existing

Buffers within the Rural Heritage/Estate RMA and existing utility corridors adjacent to the Rural Heritage/Estate RMA.

4. Where adjacent Village/Open Space RMA designed property is appropriate for future Village development under 2050 Regulations, this exception shall include the following:
  - a. A note will be added to the Master Development Plan indicating that the Greenbelt buffer will be relocated on the adjacent property if that property is to be considered a future part of the Village, with the details of the area included in the Neighborhood Plan for the area in question;
  - b. Future connection points for the development shall be indicated on the Master Development Plan (at the rezone stage) and on the individual neighborhood plans (at the Neighborhood Plan stage)' and
  - c. Housing types similar in scale to what could be constructed in Rural Heritage/Estate RMA shall be constructed in the event that the adjacent property is not developed in Village form. The range of potential housing types will be established at the Master Development Plan stage for the area in question and will be adopted in the form of a development order condition.
5. Where adjacent Village/Open Space RMA designated property is under separate ownership, and where such property may not be appropriate for future Village development because it is not of sufficient size for a future Neighborhood or contains uses which are Rural Heritage/Estate RMA in nature. Where this exception is requested, such adjacent Village/Open Space RMA designated property may be treated as Rural Heritage/Estate RMA for the purpose of allowing the Board of County Commissioners to consider an exception to the requirements for a Greenbelt as provided by, and consistent with, the conditions described in items 1, 2, or 3, above.
6. Where a Village Center is approved to be located adjacent to the Greenbelt, the width of the Greenbelt between the Village Center and the adjacent roadway located at an outer edge of a Village Developed Area may be reduced. The approved width of the reduced Greenbelt will be directly related to the amount of landscape buffer required. Wider Greenbelts will require less landscape plantings and opacity. Narrower Greenbelts will require more landscape plantings and opacity. However, if the Village Center edge adjacent to the subject roadway displays a superior visual and pedestrian environment based on uses, building orientation, form and connectivity, no landscape buffering is required except as required by street landscape buffers.
7. Any reduced Greenbelt configuration shall:
  - Protect the Greenway systems, including wildlife corridors; and
  - Avoid adverse impacts to adjacent publicly owned environmentally sensitive lands.

This policy does not include reducing the Greenbelt width located in Developed Areas other than between the Village Center and adjacent roadway located at an outer edge of a Village Developed Area.

Where appropriate, within the Open Space that is designated as Greenbelt in a Village or Hamlet Master Plan, the Board of County Commissioners may also allow the following active uses adjacent to the Developed Area of the Village or Hamlet: golf courses using best management practices, regional stormwater facilities and public parks. Where such uses are allowed, the width of the Greenbelt shall be expanded to include these active uses as well as a minimum 500-foot wide section of Greenbelt located outside these active uses.

**NORTH FRUITVILLE HAMLET AREA**  
**Supplemental Criteria for Comprehensive Plan Compliance**  
**For**  
**Village/Open Space Designation (Hamlets)**

Below are narratives concerning the referenced sections of the Comprehensive Plan listed and graphically depicting and supplying demonstrating support for the requested Comprehensive Plan and Zoning Regulations Text Amendments.

**VOS Policy 4.1-Incentiatives for Preservation of Open Space**

Incentives to preserve the Open Space within the Village/Open Space RMA are established as detailed in Objective TDR1. These incentives proved for the Transfer of Development Rights and create the opportunity to achieve Density Incentives within the Village/Open Space RMA based upon the level of significance of resources preserved, the amount of land preserved and the connectivity of the Open Space to ecological resources.

It is clearly contemplation on the intent to incentivize the creation of Hamlets. The intent of the allowance is particularly based on the creation of Open Space and the ability for the open space to provide connectivity with both current and future corridors. The attached exhibits demonstrate that the subject project will further that policy.

**TDR OBJ 1-Density Incentives**

To create a Density Incentives Program that provides a clear separation of urban and rural uses between and around Villages and Hamlets; creates Buffer areas between new urban Villages and the traditional rural landscape; and preserve natural resources.

This Objective, incentives are offering the ability to enhance the existing natural and rural character. As in rural areas there is a blend of the functional, the aesthetic, the natural and open pastoral character where development in this area is sought to ensure a balance that preserve and cultivates the existing landscapes and natural areas manageably that remains in context with the defined location.

The proposed Hamlet development will be clustered in the interior that will be surrounded by Open Space per the intent of this objective. Therefore, while applying, the reference objective the open space proposed will be located along the perimeter of properties that will serve as a perpetual easement, which this policy supports.

**ENV Objective 1.3**

Preserve a network of habitat connectivity across the landscape that ensures adequate representation of native habitats suitable to support the function and values of all ecological communities.

The attached graphics demonstrate not only the compliance with this Objective, but it also furtherance it. One of the goals sought by the 2050 Plan is to not only protect existing habitats and corridors, but to also create opportunities for the future of both too. The establishment of the Open Space corridors of this area offers current and future protection as well as the enhancement of the ecological functions.

#### **ENV Policy 1.3.6**

Encourage the clustering of residential developments of the implementation of other measures to first avoid, then minimize and then mitigate adverse environmental impacts, wherever areas of significant native habitats are involved.

Incentives for Hamlets would support this Policy. The additional units will support, the encouragement of the protection of Open Space in the Hamlet development concept. Presently, the lack of incentives for any additional density discourages the creation of additional Open Space set asides.

#### **ENV Policy 1.3.7**

Encourage the use of cluster and planned development that preserves and protects habitats in open space, and encourage development forms that provide enhanced open space preservation and protection of habitats in all zoning districts.

The incentives for Hamlets are supported by this policy. In addition, increase of units is supported by the encouragement of the protection of Open Space surrounding the perimeter of the cluster development concept.

#### **WATER Goal 2**

Sanitary sewer service shall be provided to Sarasota County residents through the continual evolution of a centralized regional wastewater collection and treatment system, and shall be provided in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development.

This area is set to be served by the County centralized sanitary sewer service. Please note, this criterion was found to be essential when considering the incentive of an increase in density for the Hamlets area. As its universally known that infrastructure is important factors in the efficient and orderly use of land to a desired density.

#### **WATER Objective 2.2**



Maximize the use of existing and available central wastewater facilities and new facilities when they are constructed, and discourage urban sprawl.

In developing this area, existing wastewater facilities and facilitate the construction of lines at the desire of the County. Also, the incentive being pursued for the increase in density will play a viable role in discouraging the demand for urban sprawl as being sought per the related policies and objectives.

**WATER Policy 2.2.1**

The county shall continue to require new development to connect to central wastewater systems consistent with the requirements contained in the Land Development Regulations based on the size of the development and distance to the existing system, the available capacity in the system, and the utility's rules allowing connection to the system.

As discussed with County Utilities this project demonstrates the suitability to connect to County wastewater and potable water through the extension and financing agreement. This agreement allows for the increase in density and compliance with the Comprehensive Plan Policies, Objectives and Code of Ordinances because of the following:

- Water & Sewer available to eastern area will create avoidance to the proliferation of septic tanks that has potential to jeopardize water quality

## **Preliminary Requirements**

- Neighborhood Workshop
- Pre-Application Conference
- Response To Pre-Application Conference Comments

# NEUMORRIS LLC

NWSPA/201809 19-177398 BA

6997 Professional Parkway East, Suite B ♦ Sarasota ♦ Florida 34240

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December 20, 2018

Todd Dary, Planning Manager  
Sarasota County Planning Services  
1660 Ringling Boulevard  
Sarasota, Florida 34237

RE: North Fruitville Hamlet Area  
Neighborhood Workshop Request

Mr. Dary:

Please find attached the referenced Neighborhood Workshop request for the Comprehensive Plan and Zoning Code Text Amendments related to a specific portion of the north of Fruitville Hamlet Area. This specific area is generally located north of Fruitville Road and west of Verna Road. The required application fee in the amount of \$215 will be paid by credit card.

In accordance with our preliminary meetings, it is our intention to revise the necessary portions of the Comprehensive Plan and Zoning Code to facilitate the utilization of development rights generated on site in the Hamlet Areas. Where primarily this request is to increase the allowable units within the Developed Area within the Hamlets.

With these proposed amendments, there is proposed criterion that must apply to a density increase in this subject area. Where the principle criteria being the use of County water and sewer systems by these areas. Discussions have occurred with the Utilities Department concerning creation of a utility service area. Also, for the density increase within this area the owner must participate in the Utility Service Agreement.

Just to emphasize, we are not requesting amendments to the major principles of the 2050 regulations. The major principles such as the 60% of Open Space and 40% of Developed Area of the Hamlet Area are not being changed. This is simply a request to allow a more efficient use of the land that is slated for development and allowance for the desired extension of County Utilities.

In closing, we understand from our preliminary meetings and our Pre-Application meeting that the correct course of action to achieve our intended outcome will be to revise the relevant sections of both the Comprehensive Plan and Zoning Code.

Thank you for your assistance in this process. We look forward to an expedient progression of the project. Any members of the Development Review Committee may contact me directly in their review of the project if there are any questions.

Sincerely,



Donald A. Neu, AICP

## Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre Application Conference and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of \$215.00 (Resolution 2015-198)

A Planning staff member is required by Resolution 2015-198 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

- Project Name: **North Fruitville Hamlet Master Utility Area**
- Pre Application Conference Date: **December 06, 2018**
- Date of Workshop: **January 24, 2019**
- Time: **6:00 PM**
- Location: **Yeshua's Love Biblical Fellowship**

**8893 Fruitville Road, Sarasota, FL 34240**

- Advertisement in a local newspaper must be published at least 7 days prior to the date of the workshop.
- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.
- An electronic version of the Notice of Neighborhood Workshop shall be sent to [planner@scgov.net](mailto:planner@scgov.net) 10 days prior to the workshop.

Is the subject property within a Neighborhood Homeowners Association: \_\_\_\_\_  
 (If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? **No**

Is the subject property within 2 miles of another County or Municipality? **No**

List Parcel Identification Number(s) below: **(Include any adjacent properties under the same ownership as the subject property)** Please find shown on Exhibit "A"

\_\_\_\_\_  
 \_\_\_\_\_

### Contact Information:

**Donald A. Neu, AICP-Land Use Planning Consultant (Agent)**

Name  
 6997 Professional Parkway East, Suite B

Address  
 Sarasota, Florida 34240

City /State / Zip  
 (941) 928.0899

Phone Number  
 DonaldNeu@Gmail.com

Email Address

### Preferred Format:

☐ Paper or Electronic formatted for label sheets

☒ Email Excel File (Recommended)

Printed Labels: ☐ Mail ☒ Hold for Pick-up

Submit to: [planner@scgov.net](mailto:planner@scgov.net)

**Please allow 2-3 business days for processing**

Staff Use Only: Buffer Distance Requirement: \_\_\_\_\_

Adjacent Jurisdiction: \_\_\_\_\_

The Planning and Development Services Department is committed to providing excellent customer service.

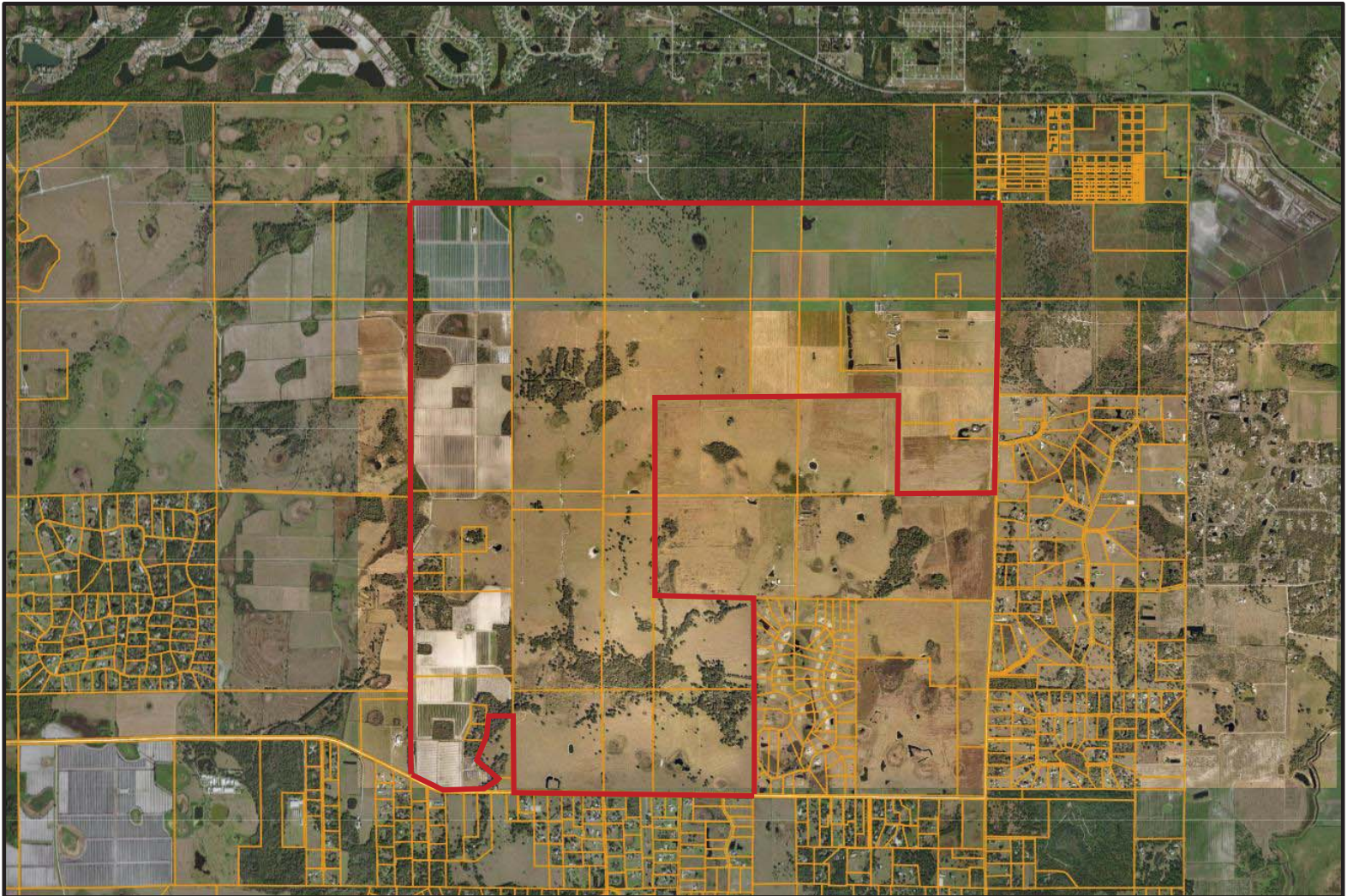
☐ Please check here if it is ok for someone from the County to follow-up with you regarding your experience and how we can improve our service.

## Exhibit A

## NORTH FRUITVILLE MASTER UTILITY AREA

PARCEL IDENTIFICATION NUMBER(s):
0545002010
0545002011
0536020001
0535030002
0535030003
0535030005
0535030006
0521030001
0535010002
0521010001
0512010001
0510020001
0523020001
0533040002
0545001000
0535010001
0533040001
0547002000
0547003000
0534010001
0510090001
0508090002
0525080001
0526080001
0523010001
0508090001
0526080002





NORTH FRUITVILLE MASTER UTILITY AREA

# NEUMORRIS LLC

NWSPA/2018009 19-177398 BA

6997 Professional Parkway East, Suite B ♦ Sarasota ♦ Florida 34240

Office: 941.444.6644 ♦ Mobile: Donald Neu 941.928.0899 ♦ Matt Morris 941.228.4729

Email: [donaldneu@gmail.com](mailto:donaldneu@gmail.com) ♦ [mmorris@morrisengineering.net](mailto:mmorris@morrisengineering.net)

December 20, 2018

**RE: Neighborhood Workshop Meeting Notice**

**North Fruitville Hamlet Area-Comprehensive Plan/Zoning Code Text Amendments**

Dear Neighbor:

On Thursday, January 24, 2019 at 6:00 PM, you are invited to participate in a neighborhood workshop meeting being held at Yeshua's Love Biblical Fellowship, 8893 Fruitville Road, Sarasota, Florida 34240.

The neighborhood workshop will be held to discuss an application of text amendments to the Comprehensive Plan and Zoning Code concerning North Fruitville Hamlet Area. It is our intent to revise the necessary portions of the Comprehensive Plan and Zoning Code to facilitate the utilization of development rights generated on site in the Hamlet Areas. This request is primarily to increase the allowable units within Developed Area within the subject area.

These proposed amendments also include criteria that applies to specific areas. The principle criteria is the use of County water and sewer systems of these areas.

This request is simply to allow a more efficient use of the land that is slated for development and allowance of the desired extension of County Utilities.

This is not a public hearing. The purpose of the workshop is to inform neighboring residents of the nature of the project, solicit suggestions and concerns, and discuss the proposed amendments for the area defined accompanying this notice.

**The details of meeting are as follows:**

**Date:** Thursday, January 24, 2019

**Time:** 6:00 P.M.

**Place:** Yeshua's Love Biblical Fellowship  
8893 Fruitville Road, Sarasota, Florida 34240

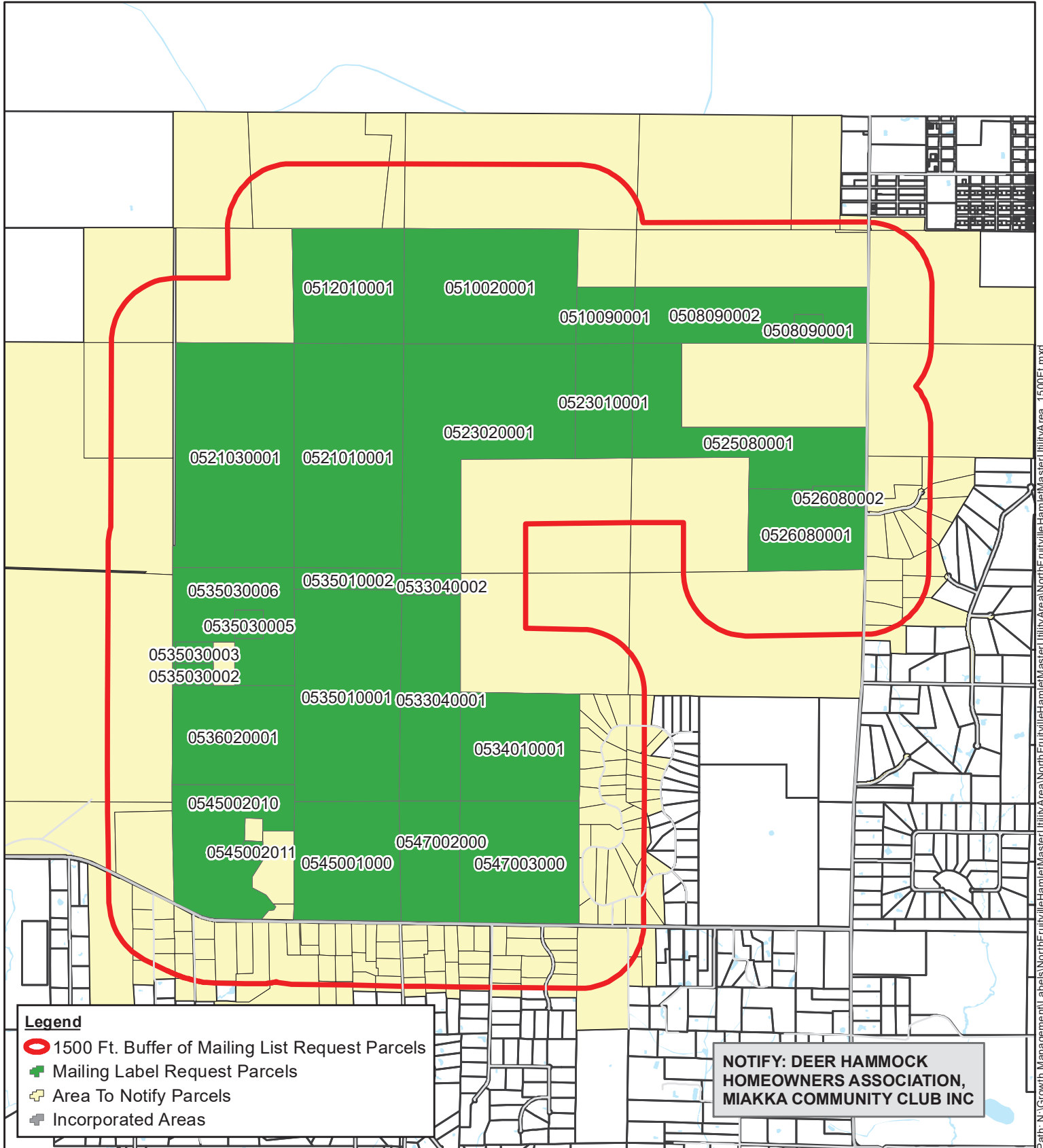
Thank you for your interest.

# Notification Labels

## North Fruitville Hamlet Master Utility Area

### Buffer: 1500 Feet

NCSA/201809 19-17398 BA



PORTILLA JOSE  
KM 2.1/2 VIA A CUENCA GUALACEO  
APTO 0101 11 110  
AZUAY,  
ECUADOR

ADVANTA IRA SERVICES LLC  
13191 STARKEY RD STE 2  
LARGO, FL 33773

BASS ANDREW  
402 DEER HAMMOCK RD  
SARASOTA, FL 34240-5829

BDR INVESTMENTS LLC  
1221B S TAMIAMI TRL  
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC  
1221 S TAMIAMI TRL #B  
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC  
1221 S TAMIAMI TRL #B  
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC  
1221 S TAMIAMI TRL #B  
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC  
1221 S TAMIAMI TRL #B  
SARASOTA, FL 34239-2208

BEST GREGORY  
901 SHALLOW RUN RD  
SARASOTA, FL 34240-9148

BISET ROGER  
7856 SADDLE CREEK TRL  
SARASOTA, FL 34241

BLUNT MARIE S  
2077 VERNA RD  
MYAKKA CITY, FL 34251-5301

BOND STEVEN R  
251 DEER HAMMOCK RD  
SARASOTA, FL 34240-5804

BRAZEN THOMAS W  
450 OAKFORD RD  
SARASOTA, FL 34240-8755

BRENNAN THOMAS J  
16224 HIDDEN HORSE WAY  
MYAKKA CITY, FL 34251-4211

BROWNING DOUGLAS  
420 OAKFORD RD  
SARASOTA, FL 34240

BURNETT RANCHES LLC  
1545 MOUND ST  
SARASOTA, FL 34236-7787

CALDAS FRANCISCO  
16123 CUTTING HORSE TRL  
MYAKKA CITY, FL 34251-4212

CLAXTON LILLIAN  
5571 VERNA RD  
MYAKKA CITY, FL 34251-9393

COBLE II SAMUEL E  
1028 SHALLOW RUN RD  
SARASOTA, FL 34240-7631

CREWS JAMES T  
16266 HIDDEN HORSE WAY  
MYAKKA CITY, FL 34251-4211

DETWILER HENRY J  
13104 FRUITVILLE RD  
SARASOTA, FL 34240-9064

DITTUS ALLISON P  
3630 VERNA RD  
MYAKKA CITY, FL 34251-9390

FOX EDWIN W  
423 OAKFORD RD  
SARASOTA, FL 34240-8756

FTF PROPERTIES LLC  
2424 WOODS ST  
SARASOTA, FL 34237

FULTZ TRACY S  
13810 FRUITVILLE RD  
SARASOTA, FL 34240-8838

HAHN DANIEL G  
15750 CUTTING HORSE TRL  
MYAKKA CITY, FL 34251-4212

HAMILTON PORTER TTEE  
14399 FRUITVILLE RD  
SARASOTA, FL 34240-7801

HERSCHBERGER SCOTT L  
13611 FRUITVILLE RD  
SARASOTA, FL 34240

HERSHBERGER MOSE M (TTEE)  
2421 SLOUGH RD  
SARASOTA, FL 34240-9787

HIGH ACRES LLC  
3200 VERNA RD  
MYAKKA CITY, FL 34251-9388



HOUSEWORTH GARY  
5317 FRUITVILLE RD # 90  
SARASOTA, FL 34232-6402

HP TRUST  
14399 FRUITVILLE RD  
SARASOTA, FL 34240-7801

INDIAN CREEK DEVELOPMENT LLC  
1221 S TAMiami TRL  
SARASOTA, FL 34239-2208

INDIAN LAKES INVESTMENTS LLC  
1650 WHITFIELD AVE STE 200  
SARASOTA, FL 34243

INDIAN LAKES OF SARASOTA HOME OWNERS  
ASSOCIATION INC  
1250 HIDDEN HARBOR WAY  
SARASOTA, FL 34242-1429

INDIAN LAKES SRQ INC  
1250 HIDDEN HARBOR WAY  
SARASOTA, FL 34242-1429

JMOL LLC  
4710 VERNA RD  
MYAKKA CITY, FL 34251-7375

JOHN CANNON HOMES EASTMOOR LLC  
6710 PROFESSIONAL PKWY STE100J  
SARASOTA, FL 34240

JOHN CANNON HOMES EASTMOOR LLC  
6710 PROFESSIONAL PKWY W  
SARASOTA, FL 34240

JOHN CANNON HOMES-EASTMOOR LLC  
6710 PROFESSIONAL PKWY W STE 100  
LAKEWOOD RANCH, FL 34240-8588

JOHNSTON CHARLES W  
960 SPRINGBROOK FARM RD  
SARASOTA, FL 34240-9093

JUJUBAR HOLDINGS LLC  
8374 MARKET ST  
LAKEWOOD RANCH, FL 34202-5137

KATHRYN M DEVLIN REVOCABLE TRUST  
1060 SPRINGBROOK FARM RD  
SARASOTA, FL 34240-2003

KEMPF ARLIE R  
15130 FRUITVILLE RD  
SARASOTA, FL 34240-9364

KHOURY SUHAIL A (TTEE)  
15140 FRUITVILLE RD  
SARASOTA, FL 34240-9364

KLEINER DANIEL E  
333 OAKFORD RD  
SARASOTA, FL 34240-8684

KUZIA KAREN A  
502 DEER HAMMOCK RD  
SARASOTA, FL 34240-5830

LAKEPARK ESTATES LLC  
36400 WOODWARD AVE STE 205  
BLOOMFIELD HILLS, MI 48304-0913

LAMBERT RONALD P  
812 SHALLOW RUN RD  
SARASOTA, FL 34240-7629

LAROE WESLEY R (TTEE)  
401 OAKFORD RD  
SARASOTA, FL 34240-8756

MESSINGER RONALD W  
4411 BEE RIDGE RD PMB 136  
SARASOTA, FL 34233-2514

MILLER DONALD  
13411 FRUITVILLE RD  
SARASOTA, FL 34240-9294

MILLER ELI V  
14250 FRUITVILLE RD  
SARASOTA, FL 34240-7863

MILLER MONROE J  
650 SHALLOW RUN RD  
SARASOTA, FL 34240-7636

MILLER NICHOLAS G  
527 OAKFORD RD  
SARASOTA, FL 34240

MOHAN RAM  
17 MORSE WAY S  
HOLMDEL, NJ 07733-1348

MULLET PAUL W  
551 DEER HAMMOCK RD  
SARASOTA, FL 34240

MURPHY DANIEL B  
13402 FRUITVILLE RD  
SARASOTA, FL 34240-9293

MURPHY MATHEW F  
13744 FRUITVILLE RD  
SARASOTA, FL 34240

MURPHY MATTHEW F  
13744 FRUITVILLE RD  
SARASOTA, FL 34240



MURPHY MICHAEL  
13704 FRUITVILLE RD  
SARASOTA, FL 34240-9300

MURPHY MICHAEL J  
13800 FRUITVILLE RD  
SARASOTA, FL 34240-8838

MURPHY MICHAEL R  
13704 FRUITVILLE RD  
SARASOTA, FL 34240-9293

MURPHY MICHAEL R  
13704 FRUITVILLE RD  
SARASOTA, FL 34240-9300

MYAKKA RANCH HOLDINGS LLC  
7507 S TAMiami TRL  
SARASOTA, FL 34231-6901

ORIENT INVESTMENTS LLC  
1536 STURBRIDGE CT  
DUNEDIN, FL 34698-2260

ORIENT INVSTMENTS LLC  
1536 STURBRIDGE CT  
DUNEDIN, FL 34698-2260

ORO MARTINA  
1051 SPRINGBROOK FARM RD  
SARASOTA, FL 34240-2002

ORTEGA JOSE  
4112 CLEARY WAY  
ORLANDO, FL 32828

PEACHEY GLENN A  
4710 VERNA RD  
MYAKKA CITY, FL 34251-7375

PEACHEY JOHN A (TTEE)  
3200 VERNA RD  
MYAKKA CITY, FL 34251-9388

PLANK CINDY M  
13930 FRUITVILLE RD  
SARASOTA, FL 34240-9055

PLANK JAMES P  
13930 FRUITVILLE RD  
SARASOTA, FL 34240-9055

REBOUL ADAM  
8205 ENCLAVE WAY # 101  
SARASOTA, FL 34243

REIMANN MARK A  
400 DEER HAMMOCK RD  
SARASOTA, FL 34240-5829

ROJAS BENIGNO  
2608 W 70TH ST  
HIALEAH, FL 33016-5488

ROSAIRE DAVID  
5412 VERNA RD  
MYAKKA CITY, FL 34251-9394

SANSAR RANCH NMS LLC  
1358 FRUITVILLE RD STE 308  
SARASOTA, FL 34236

SARASOTA CITY OF  
CITY AUDITOR & CLERK  
PO BOX 1058  
SARASOTA, FL 34230-1058

SARASOTA FAMILY WORSHIP CENTER INC  
3341 GOCIO RD  
SARASOTA, FL 34235

SARASOTA RANCH CLUB HOMEOWNERS ASSN INC  
4025 CATTLEMEN RD PMB 169  
SARASOTA, FL 34233-5002

SCHMIDT KURT W  
16002 CUTTING HORSE TRL  
MYAKKA CITY, FL 34251

SCHWARTZ FARMS INC  
13011 FRUITVILLE RD  
SARASOTA, FL 34240-9292

SCHWARTZ JAMIE LEE  
2267 ARLINGTON ST  
SARASOTA, FL 34239

SCHWARTZ JARED M  
13311 FRUITVILLE RD  
SARASOTA, FL 34240-9292

SCHWARTZ MICHAEL D  
13211 FRUITVILLE RD  
SARASOTA, FL 34240-9360

SMR/MYAKKA LLC  
14400 COVENANT WAY  
LAKEWOOD RANCH, FL 34202-8900

SRQ LAND LLC  
1952 FIELD RD STE B  
SARASOTA, FL 34231

SUNQUIST HARLAN R SR  
985 SHILO RD  
SARASOTA, FL 34240

SUNTECH COMMUNITIES INC  
3600 GALILEO DR STE 104  
TRINITY, FL 34655-1795

TERRANOVA MICHAEL J  
281 OAKFORD RD  
SARASOTA, FL 34240

THUM JESSICA LYNN  
13251 FRUITVILLE RD  
SARASOTA, FL 34240-9292

TROYER WILLIS V  
13794 FRUITVILLE RD  
SARASOTA, FL 34240-9300

UPCHURCH BRIAN R  
250 DEER HAMMOCK RD  
SARASOTA, FL 34240-5849

VREULS JULIE  
5015 10TH ST  
SARASOTA, FL 34232-2064

WATERS WENDY L  
400 OAKFORD RD  
SARASOTA, FL 34240-8755

WEBER-JENKIN JOAN  
721 SPRINGBROOK FARM RD  
SARASOTA, FL 34240-2005

WEBER-JENKIN JOAN (TTEE)  
1111 SPRINGBROOK FARM RD  
SARASOTA, FL 34240-9149

WERMANN JOHN F  
5371 KENT RD  
VENICE, FL 34293-6439

WEST KENDA  
11336 SPRING GATE TRL  
LAKEWOOD RANCH, FL 34211

WHITAKER-LEGGE TRUST  
401 CASSATA RD  
SARASOTA, FL 34240-1505

WILLIAMS CHARLES L JR  
340 OAKFORD RD  
SARASOTA, FL 34240-8683

WILLIAMS HOYT JR  
13820 FRUITVILLE RD  
SARASOTA, FL 34240-8838

WILLIAMS LESLIE R  
250 OAKFORD RD  
SARASOTA, FL 34240-8407

WILLIAMS MARK  
867 SHALLOW RUN RD  
SARASOTA, FL 34240-7600

WILLIAMS MARK STEVEN  
867 SHALLOW RUN RD  
SARASOTA, FL 34240-7600

WINDSONG FARM LLC  
6280 RIVERVIEW BLVD  
BRADENTON, FL 34209

WINIECKI CHRISTOPHER ROBERT  
2910 PASS A GRILLE WAY  
ST PETE BEACH, FL 33706

WUSTIN CHARLES C  
347 OAKFORD RD  
SARASOTA, FL 34240-8684

YCHIM SCAHSCLE C  
4301 S LOCKWOOD RIDGE RD  
SARASOTA, FL 34231-7643

DEER HAMMOCK HOMEOWNERS ASSOCIATION  
SUSAN SCHOETTLE-GUMM  
18099 DEER PRAIRIE DRIVE  
SARASOTA, FL 34240

PLANNING SERVICES  
1660 RINGLING BLVD  
SARASOTA, FL 34236

MIAKKA COMMUNITY CLUB INC  
BECKY AYECH  
421 VERNA ROAD  
SARASOTA, FL 34240

## NEIGHBORHOOD WORKSHOP SIGN IN

## PLEASE SIGN IN!

<b>Project Name:</b> <u>NORTH FRUITVILLE MASTER UTILITY AREA</u>	<b>Project Number:</b> <u>CPA No. 2018-C</u>
<b>Location:</b> <u>Yeshua's Love Biblical Fellowship Church</u> <u>8893 Fruitville Road, Sarasota, Florida 34240</u>	<b>Date/Time:</b> <u>January 24, 2018</u>
	<b>Staff Member:</b> <u>William Spaeth</u>

**To receive a written summary of the meeting, please provide an email address.**  
**Signing in is not support or opposition to this project.**

Name	Email	Address / City State Zip
Susan Zeng		Sarasota 34240 16320 Jomar Rd.
Bill SPAETH		PLANNING SAR. CNTY
Eileen Fitzgerald	emf@verizon.net	1550 Dorn Creek Loop 34240
Michael Hutchinson	mph-94@verizon.net	"
Ty CLARK		1241 Myakka Rd 34240
KATI BENZ		CONA SARASOTA
Peggy Beckens		31350 Paddock Place Myakka City
James McAllister		14555 Mossy Hammock Lane Myakka City
LANDON STAFFORD	LANDONSTAFFORD@ VERIZON.NET	1210 CAMPBELL LANE SARASOTA
Patricia Van der		14399 Fruitville Sarasota 34240
Gemma Blomquist	gblom@comcast.net	8167 Palmer Blvd. 34240
FRED/MART GRADY	fred@grady@aol.com	81353 Myakka Rd

**To receive a written summary of the meeting, please provide an email address.**

## NEIGHBORHOOD WORKSHOP SIGN IN

## PLEASE SIGN IN!

<b>Project Name:</b> <u>NORTH FRUITVILLE MASTER UTILITY AREA</u>	<b>Project Number:</b> <u>CPA No. 2018-C</u>
<b>Location:</b> <u>Yeshua's Love Biblical Fellowship Church</u> <u>8893 Fruitville Road, Sarasota, Florida 34240</u>	<b>Date/Time:</b> <u>January 24, 2018</u> <b>Staff Member:</b> <u>William Spaeth</u>

**To receive a written summary of the meeting, please provide an email address.**  
**Signing in is not support or opposition to this project.**

Name	Email	Address / City State Zip
JIM WALLACE	JAMESCWALLACE@COMCAST.NET	7894 KAVANAGH CT SARASOTA, FL 34240
Becky & Fred	freckyayee@gmail.com	401 VERNA RD SARASOTA 34240
Janet & Gene Henshaw	jhrightbaer@yahoo	990 MYAKKA RD SARASOTA 34240
Nancy Rehkamp		3165 Founders Club Dr Sarasota, FL 34240
Greg Rehkamp		3165 FOUNDERS CLUB DR SARASOTA, FL -34240
Paul Benshoff	myakka12@hotmail.com	3764 LENA LANE 34240
DAVID ROSAIRE		5412 VERNA RD MYAKKA CITY 34251
Kathy Devlin	KDEVLIN55@ICLOUD.COM	1060 Springbrook Farm RD SRQ 34240
Mike & Barbara Murphy	Murphy@mewine.net	13704 Fruitville Rd Sarasota FL 34240
ROD ZINN	ZinnSGAServices@Comcast.net	164 Tatum Rd Sarasota FL 34240
Hoyt and Kim Williams	hoytville13820@aol.com	13820 Fruitville Rd Sarasota, FL 34240
CLAUDIA + STEVE MARVIN	smarvin47@aol.com	1510 Lena Ln SARASOTA FL 34240

**To receive a written summary of the meeting, please provide an email address.**

## NEIGHBORHOOD WORKSHOP SIGN IN

## PLEASE SIGN IN!

Project Name: NORTH FRUITVILLE MASTER UTILITY AREALocation: Yeshua's Love Biblical Fellowship Church  
8893 Fruitville Road, Sarasota, Florida 34240Project Number: CPA No. 2018-CDate/Time: January 24, 2018Staff Member: William SpaethTo receive a written summary of the meeting, please provide an email address.

Signing in is not support or opposition to this project.

Name	Email	Address / City State Zip
STEVEN SCHACFER		700 MYAKKA RD
Jan Blackburn		700 Myakka Rd 34240
Ch. Bonting		7147 Indian Bow Ln
ED LAAKE	EDLAAKE@MSN.COM	7414 KENNEDY LANE SARASOTA 34240
Chris Bales	balesmc@gmail.com	8240 Boleyn Rd
James Donato	donatojim11@gmail.com	312 Tatum Rd Sarasota, FL 34240
Mr. & Mrs Khoury	Khoury34240@yahoo.com	15140 Fruitville Rd Sarasota, FL 34240
Kyle Young	YoungscattleFL@gmail.com	14399 Fruitville Rd Sarasota, FL 34240
GAYLE REYNOLDS	greyholidaysdesign@gmail.com	14300 NOSSY CREEK LANE
CRAIG ZENGEL	CRAIGZENGEL@gmail.com	16304 SOMAR RD
Almini hkeim	Heidi R. LaLac Lane farm.com	4555 Mossy Hammock Lane Myakka City
M Mack		6904 274th St E Myakka City 34251

To receive a written summary of the meeting, please provide an email address.



## NEIGHBORHOOD WORKSHOP SIGN IN

## PLEASE SIGN IN!

Project Name: NORTH FRUITVILLE MASTER UTILITY AREAProject Number: CPA No. 2018-CLocation: Yeshua's Love Biblical Fellowship Church  
8893 Fruitville Road, Sarasota, Florida 34240Date/Time: January 24, 2018Staff Member: William Spaeth

To receive a written summary of the meeting, please provide an email address.  
Signing in is not support or opposition to this project.

Name	Email	Address / City State Zip
Darlene Plank		13930 Fruitville Rd, 34240
Sara C. Lewis		16251 Myakka Rd. 34240
CHRISTINE HALE		1601 Tatum Rd 34240
Susan Schoettle	spgumen@meilnt.com	18099 Deer Prairie Dr. <del>130</del> 34240
Deb McCabe	dmccabe@ridium.com	1212 Loupen Lane 34240
Pat + Jim GRADY	midnitefrm@aol	1625 DARBY Rd,
Bill + Sandy Ruppert		324 Shilo
Bill Ruppert		142 Debreceen
Julie Watkild		1120 Lena Lane
Rachel Kimball	fawlersconcessions@yahoo	2151 Bern Creek Loop
Lambill	scrubgisme@wsn.com	730 Myakka Rd Sarasota FL 34240
Bill Bronson	Bill Worthington@gmail.com	681 MYAKKA RD Sara FLA

To receive a written summary of the meeting, please provide an email address.

**NEIGHBORHOOD WORKSHOP SIGN IN****PLEASE SIGN IN!****Project Name:** NORTH FRUITVILLE MASTER UTILITY AREA**Project Number:** CPA No. 2018-C**Location:** Yeshua's Love Biblical Fellowship Church  
8893 Fruitville Road, Sarasota, Florida 34240**Date/Time:** January 24, 2018**Staff Member:** William Spaeth**To receive a written summary of the meeting, please provide an email address.**  
**Signing in is not support or opposition to this project.**

Name	Email	Address / City State Zip
Howard + Toni Hickok	hhickok115@aol.com	2253 Leona Ln Sarasota FL 34270
Charles Matson	charley@mailmt.com	10106 284th St Myakka City FL 34251
John Matson	John@mailmt.com	10101 284th St Myakka City 34251
Jodi John	jiscosentials@gmail.com	651 Myakka Rd SARASOTA, FL 34240
Lew McCabe	LMCCABE@RIDIUM.COM	1212 Cowpen LA SARASOTA F 34240

**To receive a written summary of the meeting, please provide an email address.**

A Take  
No notification  
CPA 2018-C 19-117391-GA  
PLEASE SIGN IN!

# NEIGHBORHOOD WORKSHOP SIGN IN

Project Name: **NORTH FRUITVILLE MASTER UTILITY AREA**

Project Number: **CPA No. 2018-C**

Location: **Yeshua's Love Biblical Fellowship Church**  
8893 Fruitville Road, Sarasota, Florida 34240

Date/Time: **January 24, 2018**

Staff Member: **William Spaeth**

To receive a written summary of the meeting, please provide an email address.

Signing in is not support or opposition to this project.

Name	Email	Address / City State Zip
Gretchen Stricker	gretchenstricker@yahoo.com	7911 Kennedy Ln Sarasota FL 34240
Sylvia Rocco	randsrocco@gmail.com	3579 Founders Club Dr. Sarasota FL 34240
Tom Matall	SARASOTAVISION@gmail.com	LAKESIDE 34241
TERESA Russo	terezarusso@yahoo.com	516 TATUM Rd, FL
DAVID ARSENAULT		1350 BERN CREEK Loop. SARASOTA FLA. 34240
Laurel Schiller	scrubisme@msn.com	730 Mya Rica Rd Sarasota FL, 34240

0  
4  
richard

To receive a written summary of the meeting, please provide an email address.

**MEMORANDUM OF NEIGHBORHOOD MEETING  
NORTH FRUITVILLE MASTER UTILITY PLAN AREA-HAMLET  
AT  
YESHUA'S LOVE BIBLICAL FELLOWSHIP CHURCH  
8893 FRUITVILLE ROAD, SARASOTA, FLORIDA 34240  
January 24, 2019**

Presenter(s):

Donald A. Neu, Land Planning Consultant-NeuMorris, LLC

William Spaeth, Long Range Planner-Sarasota County Planning and Development Services

The meeting began at 6:00 p.m./Ended at 6:59 p.m.

Mr. Donald Neu began by introducing himself and confirming his involvement as the project agent. Continued by explaining the intent of the meeting is regarding notification of what is being proposed on the subject property which is in close proximity to those who received the formal notice.

After explaining in general terms, Mr. Neu proceeded to introduce Sarasota County Planning and Development Services staff member, Mr. Bill Spaeth. Mr. Donald Neu further explained that Mr. Spaeth is present to make sure everything stated is factual.

At this time, Mr. Neu proceeded with preliminary details on the propose Comprehensive Plan text Amendment.

He provided information about the review process for the proposed Comprehensive Plan Text amendment. Then follows by explaining that upon the application being accepted by the County, and reviewed by County Staff, it will then be scheduled for an advisory public hearing before the Planning Commission and then proceed to the Board of County Commission for a final decision. After stating the review process and approval process, he continues to explain that those who received notice of the Neighborhood Workshop shall receive public hearing notice to both the Planning Commission and Board of County Commission meetings. Also, it was made formally known that once the application has been submitted, it will be available for review on the county's website and if there are questions, at the end of the meeting time will be allotted and questions may be asked after such time. In stating so, he then mentioned his business card are available if there are questions that may come up at a later time.

From here, Mr. Neu explains this proposal was prompted by the 2050 Plan, which involves what is acknowledged as the "The Hamlet". He then expounds on the facts that the Hamlet is a cluster of housing development with open space being between them. These developments are mandated by the County to have a design of 60% open space, with the remaining 40% being the developed area.

He then proceeds with stating that the primary reason for this proposal is to eliminate properties from being serviced by septic systems, which are not a great choice of use in the long term. Otherwise, that will be the only option which is typically prompted by properties being spaced apart. Therefore, to eliminate such degrading form of wastewater service the approach of mass development is being sought.

Mr. Neu then explains that this proposal is related to approximately 4000 acres that a study has been conducted for under the 2050 Plan concerning Transfer of Development Rights. In doing so, the area of interest as defined on the map presented generates a certain density that is allowed by right.

For specifics this property of interest generates about 1.4 du/per ac which typically specific natural mechanisms are required as a means of succeeding this approach. As found, in conducting the calculations, this subject area generates more density than it can actually use at this time under the current regulations and policies. It was said that being requested is to utilize the density as a result of the generation in this area. This was said to be a big change as far as what will be built, but not when giving consideration to the overall master plan because the units are being generated here anyway and will be used in other areas. As this request is for minor changes, simply because its to adjust phrases. Again, as currently residential development maybe designed with 60% of open space and 40% of developed area, it is limited to 1 dwelling unit per acre, but propose is to increase it to 2 dwelling units an acre within the developed area. This was confirmed as the just of the requested text amendments to get the needed infrastructure to the area.

Afterwards a quick mention was made about commercial, which is allowed for properties located within the “Hamlet” designation. This allowance offers the ability to drive less to town because services will be located within this area. Preferenced was that the commercial uses have not been formally determined at this given time. However, said was there has been discussions of possible innovative less personnel retail in the future.

Mr. Neu closes the presentation stating that if these text amendments are approved each property will be required to achieve more steps. At this time, Mr. Neu opens the floor for questioning. The questioning involved what it meant to bring utilities, which as Mr. Neu explain to have water and sewer services available for the propose lots. Following, the question posed was who pays for the placement of utilities, in response Donald explained this will be done by the Developer. Which is typically done by an oversize agreement. Then questioned about the reasoning for this proposal is to create a greater customer basis for the County Utilities. Donald Neu responds the main key is to stifle the use of septic tanks. As its cheaper to do the utilities upfront versus later. Another question asked was about the calculations of density and how was that derived, Mr. Neu stated that the TDRs is the basic reason for the 2050, where in this case allowed is 60% of open space and 40% developed area, which will generate 1.4 dwelling units per acre from the open space.

Formally, closing attendees were notified by Mr. Donald A. Neu, that the recording of this workshop will be available, also that he will be around for additional questions and offered his business card for further questions later.

6997 Professional Parkway East, Suite B ♦ Sarasota ♦ Florida 34240  
Office: 941.444.6644 ♦ Mobile: Donald Neu 941.928.0899 ♦ Matt Morris 941.228.4729  
Email: [donaldneu@gmail.com](mailto:donaldneu@gmail.com) ♦ [mmorris@morrisengineering.net](mailto:mmorris@morrisengineering.net)

November 21, 2018

Todd Dary  
Sarasota County Planning  
1660 Ringling Blvd  
Sarasota, FL 34236

**Reference: North Fruitville Hamlet Area  
Pre-Application Request  
Comprehensive Plan and Zoning Code Text Amendment**

Dear Mr. Dary:

The purpose of this request is to revise the Comprehensive Plan and associated sections of the Zoning Code to allow for the utilization of development rights generated on site in the Hamlet Areas. The subject areas are located generally north of Fruitville Road and west of Verna Road.

The primary request will be to increase the allowable units within the Developed Area in Hamlets.

The Hamlet Areas generate more development rights than currently are permitted to be used, due to the constraints of the limited number of units, one unit per acre, within the Developed Area of Hamlet land. We will request an increase in the allowable units within the Developed Areas. We envision a minimum of two units per acre in the Developed Area.

The subject units will be produced within the Hamlet Area. Simply stated, we will request that the units produced in the Hamlet Areas will be able to be used within the Hamlet Area. The units otherwise could be sold under the TDR provisions within 2050 and used elsewhere.

We will propose that the increase of units within the Developed Areas of the subject Hamlets will only be allowed if certain criteria are met. The principle criteria being the use of County water and sewer systems by the subject areas. We are in discussions with the Utilities Department to create a utility service area. In order to be eligible for the proposed allowable units, the subject Hamlets will need to participate in the utility service agreement. This will allow for the extension of water and sewer to the area and fulfill an objective of good development practices in 2050 of not allowing the proliferation of septic tanks.



We are not requesting that any of the major principles of the 2050 regulations be amended. The major principles of the Hamlet Area of 60% Open Space and 40% Developed Area will not be changed. The request will simply allow for a more efficient use of the land that is slated for development and allow for the desired extension of County Utilities.

Please contact me in advance of the DRC meeting if you would like any clarification. Attached you will find a draft of a requested revision to the Zoning Code. The revisions to the Comprehensive Plan will be developed as we prepare the application.

Sincerely,

**NEUMORRIS, LLC**



**Donald A. Neu, AICP**

# *North Fruitville Hamlet - Master Utility Plan Area*

## Proposed Text Amendment to Article 11 (2050 Regulations), 11.2.2 (Hamlet Planned Development District Zoning Standards) in the Code of Ordinances

- a. *Purpose and Intent Statement.* The HPD District provides for detached residential uses, protected open space, Public/Civic uses and limited neighborhood type commercial. The district is not commercial in character. When rezoning to the HPD, Master Land Use Plans are binding. The HPD District is used to implement the Comprehensive Plan within those areas of Sarasota County shown as Hamlet Land Use within the Village/Open Space RMA on the Future Land Use Map Series, Figure RMA-3.
- b. *Description of Form.* Hamlets are collections of rural homes and lots clustered together around a crossroads that may include small-scale commercial, Public/Civic buildings or shared amenities. An example illustration of this form is provided in Figure VOS-2.
- c. *General District Requirements.*

### 1. Residential Density.

- i. Hamlets are entitled to a base residential density of ~~0.29~~ 1 dwelling units per acre of ~~Developed~~ Gross Area. Additional density may be obtained only by transfer from sending zones under the Transfer of Development Rights program.
- ii. Required Minimum Density within Developed Area: 0.4 du/gross acres ~~of Developed Area.~~
- iii. Maximum Density allowed within Developed Area: ~~1 du/gross acres~~ 2 du/ Developed Area

COMMENTARY: These 'Residential Density' provisions follow the 2050 tenet that additional residential density beyond which has been identified above for a property is not granted without removing that density from another property to facilitate the protection of Open Space.

- iv. Two (2) Units/Developed Acre shall be limited to Hamlet lands that generate sufficient onsite Transfer of Development Rights (TDRs) to result in no net increase in density for the project and participate in the North Hamlet Utility Extension Plan.



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### REQUIREMENTS SUMMARY

- ☒ **Part A Pre-Application General Information Form**
- ☒ **\$350.00 Pre-Application Fee**
- ☐ **Aerial imagery of parcel(s) (most recent available)**
  - ☐ Aerial 1 – General area of subject property, adjacent properties and area roadways
  - ☐ Aerial 2 – Subject site; label all PIDs and roadways
- ☐ **Pre-Application Development Concept Plan (DCP)**

The Pre-Application DCP is required to include the following:

  - ☐ Scale Bar
  - ☐ North Arrow (prefer pointing to top of page)
  - ☐ Date
  - ☐ Legend
  - ☐ Property Boundary
  - ☐ Adjacent Existing Uses
  - ☐ Existing On-Site Uses (buildings, parking, wells, septic field)
  - ☐ Existing Land Cover (vegetation, grand trees)
  - ☐ Protected Environmental Habitat
  - ☐ Proposed Uses
    - ☐ Access Roads/Drives
    - ☐ Buffers – width and opacity
    - ☐ Buildings
    - ☐ Non-Residential Area (Sq. Ft.)
    - ☐ Parking Areas
    - ☐ Residential Units Requested (Max)
    - ☐ Setbacks – dimension
    - ☐ Stormwater ponds
  - ☐ Notes / Site Data Table
    - ☐ Area (Gross Acres)
    - ☐ Zoning – Existing and Proposed
    - ☐ Residential Units Requested
    - ☐ Non-Residential Area (Sq. Ft.)
    - ☐ Open Space – Required and Proposed
    - ☐ Parking – Required and Proposed
    - ☐ Parkland Calculations (if applicable)
    - ☐ Building Heights



December 21, 2018

Mr. Donald A. Neu, AICP  
NEUMORRIS, LLC  
6997 Professional Parkway East, Suite B  
Sarasota, FL 34240

**Re: Preapplication Conference Review by the Development Review Coordination Staff  
North Fruitville Hamlet Area, CPA No. 2018-C**

Dear Mr. Neu;

On November 21, 2018, Planning Services received the above referenced application for a Preapplication Conference Review by the Development Review Coordination (DRC) staff. The DRC reviewed the material submitted on December 6, 2018, and the following listed agencies hereby provide these comments:

**PLANNING SERVICES / LONG RANGE (William Spaeth) 861-5207, [wspaeth@scgov.net](mailto:wspaeth@scgov.net)**

Fundamentally, the suggested change being proposed by the application submitted significantly impacts the 2050 Plan. The request potentially triples the density and intensity of development that would be capable of being derived from the Hamlet Land Use designated area of the Village/Open Space Resource Management Area (RMA) east of the Countyside Line. The RMA system of the 2050 Plan is an incentive-based policy for managing growth in the county out to the year 2050. While the submitted application suggests a minimal text change to 2050 code, it raises major questions that would need to be answered related to the foundational concepts of the 2050 Plan prior to being able to make any kind of determination on whether such a suggested change could possibly be considered.

This is within the context that the 2050 Plan was essentially established as a vehicle for planning the continued development of Sarasota County, recognizing that it set forth an urban corridor (Village Land Use designated area) east of Interstate 75 to facilitate a major portion of the county's projected growth. This urban corridor is east of the Urban Service Boundary Area (USBA) established by the Comprehensive Plan, and west of the Countyside Line established by the 2050 Plan. Primarily, the residential density and intensity of development within this urban corridor was to be derived by removing it from environmentally sensitive lands and those lands east of the Countyside Line. The Hamlet Land Use designated area of the Village/Open Space RMA is the primary form of development identified within the 2050 Plan for those lands east of the Countyside Line. A major element of the 2050 Plan's Transfer of Development Rights (TDR) program was to facilitate this shifting of density and intensity from those lands east of the Countyside Line to those lands west of that line, with a built-in enticement that allows the Hamlet form of development to develop with a maximum of 0.4 DUs/acre. This enticement already represents a doubling of the allowed density and intensity because the existing Future Land Use Map (FLUM) designation for these same lands still limits them to 0.2 DUs/acre (the Rural FLUM designation density is 1 DU/5 acres).

At a minimum, the following 2050 Plan policies will need to be adequately addressed within any formal application for a Comprehensive Plan amendment:

- RMA Policy 1.1 calls for the implementation of the RMA system "as an entire package", indicating that individual elements should not be separated out and applied in a selectively advantageous manner.

- VOS Objective 1.1 states that the 2050 Plan is “to prevent Urban Sprawl by guiding development of lands outside the Urban Service Area into compact, mixed-use, pedestrian friendly Villages within a system of large areas of permanent Open Space.”
- VOS Policy 1.2.B sets forth a preferred size for Hamlets as being 50 to 150 dwelling units with a maximum size of 400 dwelling units.
- VOS Policy 2.9 on fiscal neutrality for Villages and Hamlets.
- VOS Policy 2.10 on Financial strategy for infrastructure development and maintenance.
- VOS Objective 3.0 states that the 2050 Plan is “to ensure that adequate public facilities and services are available to serve development within the Villages/Open Space RMA.”
- VOS Policy 5.3 on constrained roadways.

However, the first questions to answer within an application to change the 2050 Plan are as follows:

1. Has anything changed related to the underpinning conditions to which the 2050 Plan was responding when it was developed?
2. If there has been a change to the underpinning conditions for the 2050 Plan that would indicate a need for additional housing units, where should those housing units be encouraged to be located?

**ENVIRONMENT PROTECTION (Bryan Beard) 915-7717, [bbeard@scgov.net](mailto:bbeard@scgov.net)**

The formal application will need to include an analysis of the extents of the on-site Greenway with the addition of any attached AE zones. Staff recommends a meeting to discuss the process on how to determine the extent of the AE that should be included as part of the Greenway.

**STORMWATER (Benjamin Choroser II) 861-5000, [bchoroser@scgov.net](mailto:bchoroser@scgov.net)**

The proposed project is located in the Sarasota Bay watershed.

The site is located in a local community flood hazard area (CFHA).

Locate the stormwater management facilities on the DCP.

Provide an analysis and consistency review of applicable Comprehensive Plan policies.

Staff comments or additional information requires a written response to all Stormwater Preapplication Conference comments.

**ZONING (Donna Thompson) 232-1238, [dthompso@scgov.net](mailto:dthompso@scgov.net)**

Zoning will work closely with applicant and Planning Services for appropriate language for Zoning Code to implement Comp Plan Policy changes.

Please provide justification to support the need for change and an analysis on the impact the proposed change will have on infrastructure (roads, etc.).

**LANDSCAPE (Kristen Boyd-Sullivan) 861-0734, [kbsullivan@scgov.net](mailto:kbsullivan@scgov.net)**

A Master Land Use Plan shall designate Greenways/Greenbelts.

**UTILITY (Brian Fagan) 861-0918, [bpfagan@scgov.net](mailto:bpfagan@scgov.net)**

A utility extension agreement is required. Public Utilities has met with the applicant team on the proposed Comprehensive Plan amendment and will continue to do so as needed.

North Fruitville Hamlet Area, CPA2018-C

Page 3 of 3

**TRANSPORTATION PLANNING (Wafa Mahmoud) 861-0837, [wmahmoud@scgov.net](mailto:wmahmoud@scgov.net)**

The proposed CPA requires transportation impact analysis and operational analysis. Please contact Transportation Planning to set up a methodology meeting before conducting the analysis.

**FIRE (Thomas Hicks) 861-2290, [thicks@scgov.net](mailto:thicks@scgov.net)**

Any project to supply the required fire flow.

**AFFORDABLE HOUSING (Vivian Roe) 861-5106, [vroe@scgov.net](mailto:vroe@scgov.net)**

Affordable Housing is not currently required for Hamlets with their existing density. However, with the request for additional density that is similar to Village development, the provision of affordable housing needs to be addressed in the comprehensive plan amendment application.

Please feel free to meet with me or other staff to discuss our comments. If you have any questions regarding this letter, call me at (941) 861-5107.

Sincerely,

*Wm. K. Spaeth*

William K. Spaeth, Planner  
941-851-5207



**6997 Professional Parkway East, Suite B ♦ Sarasota ♦ Florida 34240****Office: 941.444.6644 ♦ Mobile: Donald Neu 941.928.0899 ♦ Matt Morris 941.228.4729****Email: [donaldneu@gmail.com](mailto:donaldneu@gmail.com) ♦ [mmorris@morrisengineering.net](mailto:mmorris@morrisengineering.net)**

January 21, 2019

Mr. Williams Spaeth, Long Range Planner  
Planning and Development Services  
Sarasota County  
1660 Ringling Boulevard, 1<sup>st</sup> Floor  
Sarasota, Florida 34236

Dear Mr. Spaeth:

Our firm offers the following to the Comprehensive Plan and Zoning Code Text Amendment comments dated December 21, 2018:

**PLANNING SERVICES / LONG RANGE** (William Spaeth) 861-5207, [wspaeth@scgov.net](mailto:wspaeth@scgov.net)

Fundamentally, the suggested change being proposed by the application submitted significantly impacts the 2050 Plan. The request potentially triples the density and intensity of development that would be capable of being derived from the Hamlet Land Use designated area of the Village/Open Space Resource Management Area (RMA) east of the Countyside Line. The RMA system of the 2050 Plan is an incentive-based policy for managing growth in the county out to the year 2050. While the submitted application suggests a minimal text change to 2050 code, it raises major questions that would need to be answered related to the foundational concepts of the 2050 Plan prior to being able to make any kind of determination on whether such a suggested change could possibly be considered.

This is within the context that the 2050 Plan was essentially established as a vehicle for planning the continued development of Sarasota County, recognizing that it set forth an urban corridor (Village Land Use designated area) east of Interstate 75 to facilitate a major portion of the county's projected growth. This urban corridor is east of the Urban Service Boundary Area (USBA) established by the Comprehensive Plan, and west of the Countyside Line established by the 2050 Plan. Primarily, the residential density and intensity of development within this urban corridor was to be derived by removing it from environmentally sensitive lands and those lands east of the Countyside Line. The Hamlet Land Use designated area of the Village/Open Space RMA is the primary form of development identified within the 2050 Plan for those lands east of the Countyside Line. A major element of the 2050 Plan's Transfer of Development Rights (TDR) program was to facilitate this shifting of density and intensity from those lands east of the Countyside Line to those lands west of that line, with a built-in enticement that allows the Hamlet form of development to develop with a maximum of 0.4 DUs/acre. This enticement already represents a doubling of the allowed density and intensity because the existing Future Land Use Map (FLUM) designation for these same lands still limits them to 0.2 DUs/acre (the Rural FLUM designation density is 1 DU/5 acres).

At a minimum, the following 2050 Plan policies will need to be adequately addressed within any formal application for a Comprehensive Plan amendment:

- RMA Policy 1.1 calls for the implementation of the RMA system "as an entire package", indicating that individual elements should not be separated out and applied in a selectively advantageous manner.

- VOS Objective 1.1 states that the 2050 Plan is “to prevent Urban Sprawl by guiding development of lands outside the Urban Service Area into compact, mixed-use, pedestrian friendly Villages within a system of large areas of permanent Open Space.”
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- VOS Objective 3.0 states that the 2050 Plan is “to ensure that adequate public facilities and services are available to serve development within the Villages/Open Space RMA.”
- VOS Policy 5.3 on constrained roadways.

However, the first questions to answer within an application to change the 2050 Plan are as follows:

1. Has anything changed related to the underpinning conditions to which the 2050 Plan was responding when it was developed?
2. If there has been a change to the underpinning conditions for the 2050 Plan that would indicate a need for additional housing units, where should those housing units be encouraged to be located?

**RESPONSE:** As 16,044 acres of land, which included 4,684 acres to the North, 4,603 acres Central, and 6,777 acres south) were designated by the 2050 Plan with the vision of 47,500 units being developed in a high density environment with internal services utilizing 24,300 offsite TDRs (Transfer of Development Rights) from the eastern designated Hamlet lands and Greenways.

Subsequent to these changes that were allowed additional land classifications which have been utilized to reduce the open space requirements and also eliminated off-site TDR purchases that has resulted in the following approvals that has altered the Hamlet area intent, purpose, and goals.

\*North Village which contains 6,422 units on 6,030 acres of land with open space ranging from 43% to 50% and a total of 316 off-site TDRs;

\* South Village which contains 4,549 units on a total of 2,259 acres with a range of 35% to 50% of open space with a total of off-site TDRs of 654;

In addition to the above-mentioned, there was a change in the Comprehensive Plan for the Clark Road Properties per Ordinance, CPA 2013-C that eliminated the required of 4,000 off-site TDRs to achieve a density count of 3 dwelling units per Developed acres by granting 2 dwelling units per Gross acres by right.

Consequently, there has been only one Hamlet approved and it is at risk for failure due to the mandates of urban lot configuration and urban services but at a rural density which is not feasible.

However, in discussion with the Sarasota County Utilities approximately 4,047 stakeholders were asked to participate in the extension of water and sewer being proposed to the east of Fruitville area that will be established by MSBU.

The North Fruitville Hamlet Utility Group will be able to participate in the MSBU through the development of Hamlets but under current rules with the modification that the total number of units allowed on-site shall be limited to the units that are generated by utilizing the TDRs program with a maximum gross area of 1 dwelling unit.

**ENVIRONMENT PROTECTION** (Bryan Beard) 915-7717, [bbeard@scgov.net](mailto:bbeard@scgov.net)

The formal application will need to include an analysis of the extents of the on-site Greenway with the addition of any attached AE zones. Staff recommends a meeting to discuss the process on how to determine the extent of the AE that should be included as part of the Greenway.

**RESPONSE:**

**STORMWATER** (Benjamin Choroser II) 861-5000, [bchoroser@scgov.net](mailto:bchoroser@scgov.net)

The proposed project is located in the Sarasota Bay watershed.

The site is located in a local community flood hazard area (CFHA).

Locate the stormwater management facilities on the DCP.

Provide an analysis and consistency review of applicable Comprehensive Plan policies. **Attached**

Staff comments or additional information requires a written response to all Stormwater Preapplication Conference comments.

**RESPONSE:**

**ZONING** (Donna Thompson) 232-1238, [dthompso@scgov.net](mailto:dthompso@scgov.net)

Zoning will work closely with applicant and Planning Services for appropriate language for Zoning Code to implement Comp Plan Policy changes.

Please provide justification to support the need for change and an analysis on the impact the proposed change will have on infrastructure (roads, etc.).

**RESPONSE:** This required justification has been provided.

**LANDSCAPE** (Kristen Boyd-Sullivan) 861-0734, [kbsullivan@scgov.net](mailto:kbsullivan@scgov.net)

A Master Land Use Plan shall designate Greenways/Greenbelts.

**RESPONSE:** This will be achieved when specific developments are proposed.

**UTILITY** (Brian Fagan) 861-0918, [bpfagan@scgov.net](mailto:bpfagan@scgov.net)

A utility extension agreement is required. Public Utilities has met with the applicant team on the proposed Comprehensive Plan amendment and will continue to do so as needed.

**RESPONSE:**

**TRANSPORTATION PLANNING** (Wafa Mahmoud) 861-0837, [wmahmoud@scgov.net](mailto:wmahmoud@scgov.net)

The proposed CPA requires transportation impact analysis and operational analysis. Please contact Transportation Planning to set up a methodology meeting before conducting the analysis.

**RESPONSE:** Please find attached

**FIRE** (Thomas Hicks) 861-2290, [thicks@scgov.net](mailto:thicks@scgov.net)

Any project to supply the required fire flow.

**RESPONSE:**

**AFFORDABLE HOUSING** (Vivian Roe) 861-5106, [vroe@scgov.net](mailto:vroe@scgov.net)

Affordable Housing is not currently required for Hamlets with their existing density. However, with the request for additional density that is similar to Village development, the provision of affordable housing needs to be addressed in the comprehensive plan amendment application.

**RESPONSE:**

We trust this information provided meets your needs at this time. Upon receipt, if there are any questions or required additional information, please do not hesitate to contact our firm.

Sincerely,

Donald A. Neu, AICP

## **Traffic Study**

- Comprehensive Plan Amendment Traffic Methodology



February 28, 2019

Ms. Paula R. Wiggins, P.E.  
Transportation Planning Manager  
Sarasota County Public Works  
1001 Sarasota Center Boulevard  
Sarasota, Florida 34240

■  
Suite 150  
655 North Franklin Street  
Tampa, Florida  
33602

**Re: Fruitville Hamlet – Single-Family Housing Development  
Sarasota County, Florida  
Comprehensive Plan Amendment Traffic Study Methodology**

Dear Ms. Wiggins:

The purpose of this letter is to document the traffic study methodology that will be utilized for the Comprehensive Plan Amendment for a proposed single-family housing development, as discussed at the December 19, 2018 meeting with Sarasota County staff. The 3,328-acre project site is generally located north of Fruitville Road and west of Verna Road in Sarasota County, Florida. The project location map is attached as **Figure 1**. The following methodology is provided below for your review and comments.

The Applicant is seeking a Comprehensive Plan Amendment for a proposed single-family housing development. The existing future land use designation of Rural allows a density of one dwelling unit per five acres; therefore, the existing future land use is anticipated to allow for a maximum development of 665 single-family dwelling units. The trip generation potential of the existing future land use will be based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition, for Single-Family Detached Housing (LUC 220).

The proposed density of the single-family housing development is four dwelling units per five acres for a maximum development of 2,662 single-family dwelling units. The trip generation potential of the proposed future land use will be based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition, for Single-Family Detached Housing (LUC 220).

To appropriately address transportation issues related to this residential development, Kimley-Horn will conduct an operational analysis of the access locations and a traffic analysis for the Comprehensive Plan Amendment for two future analysis years during the p.m. peak hour: a short-term future 5-year scenario (2024) and a long-term (2040) scenario.



**Project Trip Generation:** The existing future land use and proposed future land use trip generation analyses are attached as **Table 1**. The difference (increase) in the p.m. peak-hour trip generation for the proposed future land use will be analyzed. The difference in p.m. peak-hour trip generation is 1,746 p.m. peak-hour two-way trips.

**Scheduled Improvements:** The Work Programs for Sarasota County, Florida Department of Transportation (FDOT) District 1, and developer committed improvements were reviewed for capacity adding improvements which are currently planned and funded for construction within the immediate vicinity of the project site. No additional capacity improvements beyond what is planned in the Comprehensive Plan as 2040 future thoroughfares are currently planned and funded for construction within the buildout time frame. In addition, per the methodology meeting with the County, Fruitville Road west of I-75 is a constrained roadway. According to Article VII, Section 94 of the Sarasota County Code of Ordinances, a constrained roadway is a roadway that exhibits a lower Level of Service (LOS) than the adopted standard as the roadway is not able to attain the adopted standard due to prohibitive costs or environmental limitations that prevent the construction of at least two additional through lanes.

Therefore, existing lane geometry and traffic controls will be used in the analysis of Fruitville Road west of I-75 for existing and future conditions of the Comprehensive Plan Amendment traffic study.

**Roadway Analysis:** For the short-term 2024 scenario, the project traffic will be assigned to the road network using the Florida Standard Urban Transportation Model Structure (FSUTMS) FDOT District 1 transportation planning model, specifically the Existing plus Committed (E+C) network, with incorporation of the most current socio-economic and network data sets.

The analysis will be conducted for the following scenarios:

- Existing conditions
- Existing plus vested/background conditions, if applicable;
- Existing plus vested/background conditions plus assumed improvements
- Existing plus vested/background conditions plus project traffic plus assumed improvements

Background (non-project) traffic for the short-term 2024 scenario will consist of existing traffic as identified in the Sarasota County 2017 Generalized Level of Service (LOS) Analysis tables, as well as calculated growth rates using five years of historical traffic volumes taken from available FDOT historical AADT information for the study roadways. A growth rate of approximately 1.0% has been calculated.



Ms. Paula Wiggins  
February 28, 2019  
Page 3

For the long-term 2040 scenario, the project traffic will be assigned to the road network using the Florida Standard Urban Transportation Model Structure (FSUTMS) District 1 transportation planning model, specifically the 2040 cost feasible network, with incorporation of the most current socio-economic and network data sets. The future thoroughfares included in Map 10-9 of the Sarasota County Comprehensive Plan will be included in the 2040 cost feasible network. Map 10-9 is attached for reference.

Background (non-project) traffic for the long-term (2040) scenario will consist of 2040 cost feasible FSUTMS model traffic volumes converted to Annual Average Daily Traffic volumes and multiplied by the FDOT Standard K values.

**Study Area:** A traffic analysis will be conducted for the Comprehensive Plan Amendment for the roadway segments with the p.m. peak-hour project traffic representing 5.0% or greater of the available roadway capacity, per the Sarasota County 2017 Generalized Level of Service (LOS) Analysis tables. The study area table is attached for reference.

The following study roadway segments will be included in the analysis:

- Fruitville Road from Honore Avenue to I-75 (constrained roadway per Table 10-4 of the Sarasota County Comprehensive Plan)
- Fruitville Road from I-75 to Verna Road
- N Cattlemen Road from Fruitville Road to Palmer Boulevard
- Verna Road from Fruitville Road to County Line
- Coburn Road from Richardson Road to Palmer Boulevard

We will follow-up with you to determine if you have any questions or comments regarding this transportation methodology. We look forward to working with you.

Very truly yours,

**KIMLEY-HORN AND ASSOCIATES, INC.**

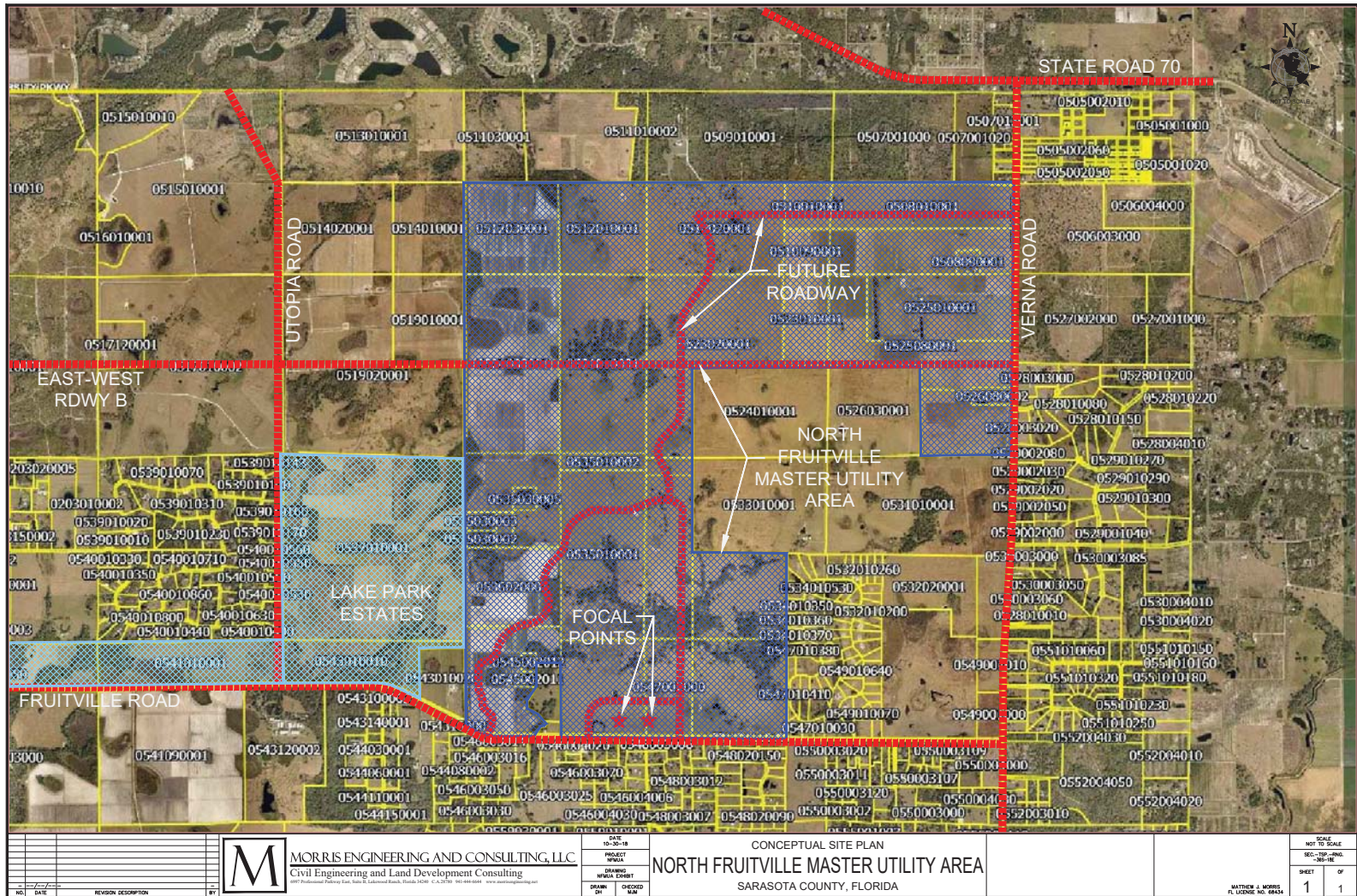
Christopher Hatton, P.E.  
Senior-Vice President

Addie Kraemer, E.I.  
Transportation Analyst

Attachments:      Figure 1 – Project Location Map  
                             Table 1 – P.M. Peak-Hour Trip Generation  
                             Growth Rate Calculations  
                             FSUTMS Output  
                             Study Area Table  
                             Excerpt from Sarasota County Comprehensive Plan







**TABLE 1**  
**PEAK-HOUR TRIP GENERATION COMPARISON**  
**COMPREHENSIVE PLAN AMENDMENT**

**P.M. PEAK-HOUR PROJECT TRIP GENERATION (EXISTING FUTURE LAND USE)**

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
					In	Out													
Single-Family Detached Housing	10	210	665	DU	63%	37%	394	232	626	0.0%	0	394	232	626	0.0%	0	394	232	626
<b>Total:</b>							394	232	626			394	232	626			394	232	626

**P.M. PEAK-HOUR PROJECT TRIP GENERATION (PROPOSED FUTURE LAND USE)**

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
					In	Out													
Single-Family Detached Housing	10	210	2662	DU	63%	37%	1,494	878	2,372	0.0%	0	1,494	878	2,372	0.0%	0	1,494	878	2,372
<b>Total:</b>							1,494	878	2,372			1,494	878	2,372			1,494	878	2,372

<b>Net, New Total:</b>	<b>1,100</b>	<b>646</b>	<b>1,746</b>
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**Project:**  
**Location:** Sarasota County  
**Notes:** FDOT Historical AADT

**Volume Source #1:** 4567 - Fruitville W of Myakka Road  
**Volume Source #2:** 4587 - Verna Road N of Fruitville Road  
**Volume Source #3:** 4486 - Cattlemen S of Fruitville Road  
**Volume Source #4:** 0021 - Fruitville W of I-75  
**Volume Source #5:**

Line	Month	Year	Volume Source #1	Volume Source #2	Volume Source #3	Volume Source #4	Volume Source #5	Average Volume
1		2013	4800	3400	17000	53500		19675
2		2014	4500	3200	17900	54500		20025
3		2015	4700	3200	18500	57000		20850
4		2016	4900	3400	19300	58000		21400
5		2017	5100	3600	19700	50500		19725
6								
7								
8								
9								
10								

## INPUT DATA

Line	Month	Year	Aggregate Traffic Volume
1		2013	19675
2		2014	20025
3		2015	20850
4		2016	21400
5		2017	19725
6			
7			
8			
9			
10			

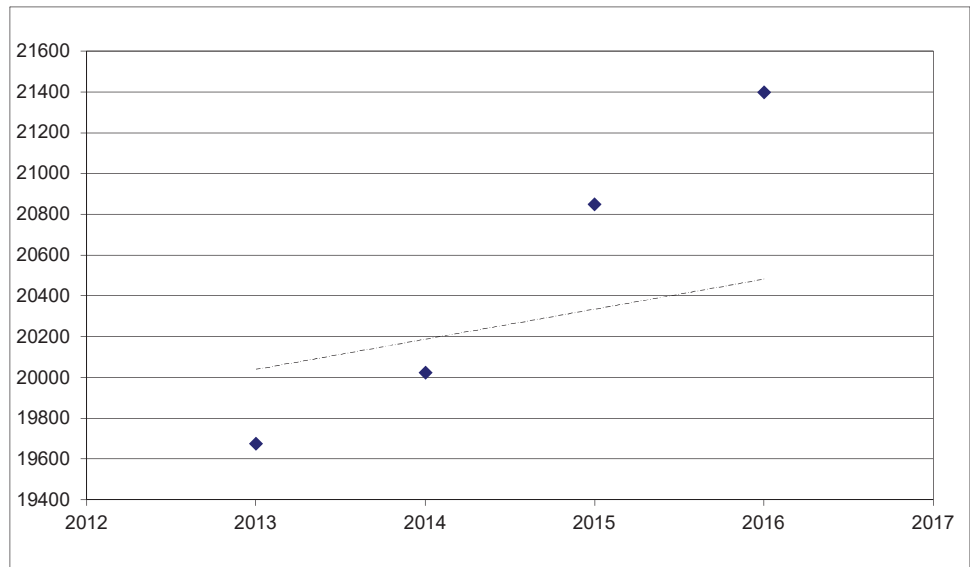
## OUTPUT DATA

Line	Month	Year	Best Fit Volume Trend
1		2013	20040
2		2014	20187.5
3		2015	20335
4		2016	20482.5
5		2017	20630
6			
7			
8			
9			
10			

**Slope:** 147.5  
**Intercept:** -276877.5  
**R<sup>2</sup>:** 0.094458917  
**Standard Error:** 833.8040337

**Exponential**  
**Growth Rate:**   
 Future = Existing (1+Growth)<sup>N</sup>

**Linear**  
**Growth Rate:**   
 Future = Existing (1+Growth\*N)



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

COUNTY: 17 - SARASOTA

SITE: 4567 - SR-780, 1.8 MI W OF MYAKKA RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2017	5100 T	E 2500	W 2600	9.50	52.30	3.30
2016	4900 S	E 2400	W 2500	9.50	52.60	11.30
2015	4700 F	E 2300	W 2400	9.50	52.80	11.30
2014	4500 C	E 2200	W 2300	9.50	52.40	11.30
2013	4800 S	0	0	9.50	52.60	2.60
2012	4800 F	0	0	9.50	52.70	2.90
2011	4800 C	E 0	W 0	9.50	52.90	2.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

COUNTY: 17 - SARASOTA

SITE: 4587 - VERNA ROAD, NORTH OF FRUITVILLE ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2017	3600 T	N 1800	S 1800	9.50	52.30	3.30
2016	3400 S	N 1700	S 1700	9.50	52.60	14.80
2015	3200 F	N 1600	S 1600	9.50	52.80	14.80
2014	3200 C	N 1600	S 1600	9.50	52.40	14.80
2013	3400 S	0	0	9.50	52.60	2.60
2012	3400 F	0	0	9.50	52.70	2.90
2011	3400 C	N 0	S 0	9.50	52.90	2.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

COUNTY: 17 - SARASOTA

SITE: 4486 - CATTLEMAN ROAD, NORTH OF PALMER ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2017	19700 T	N 9700	S 10000	9.00	52.30	4.60
2016	19300 S	N 9400	S 9900	9.00	52.60	6.00
2015	18500 F	N 9000	S 9500	9.00	52.80	6.00
2014	17900 C	N 8700	S 9200	9.00	52.40	6.00
2013	17000 S	0	0	9.00	52.60	2.70
2012	17000 F	0	0	9.00	52.70	4.20
2011	17000 C	N 0	S 0	9.00	52.90	2.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

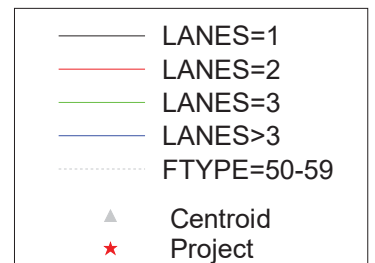
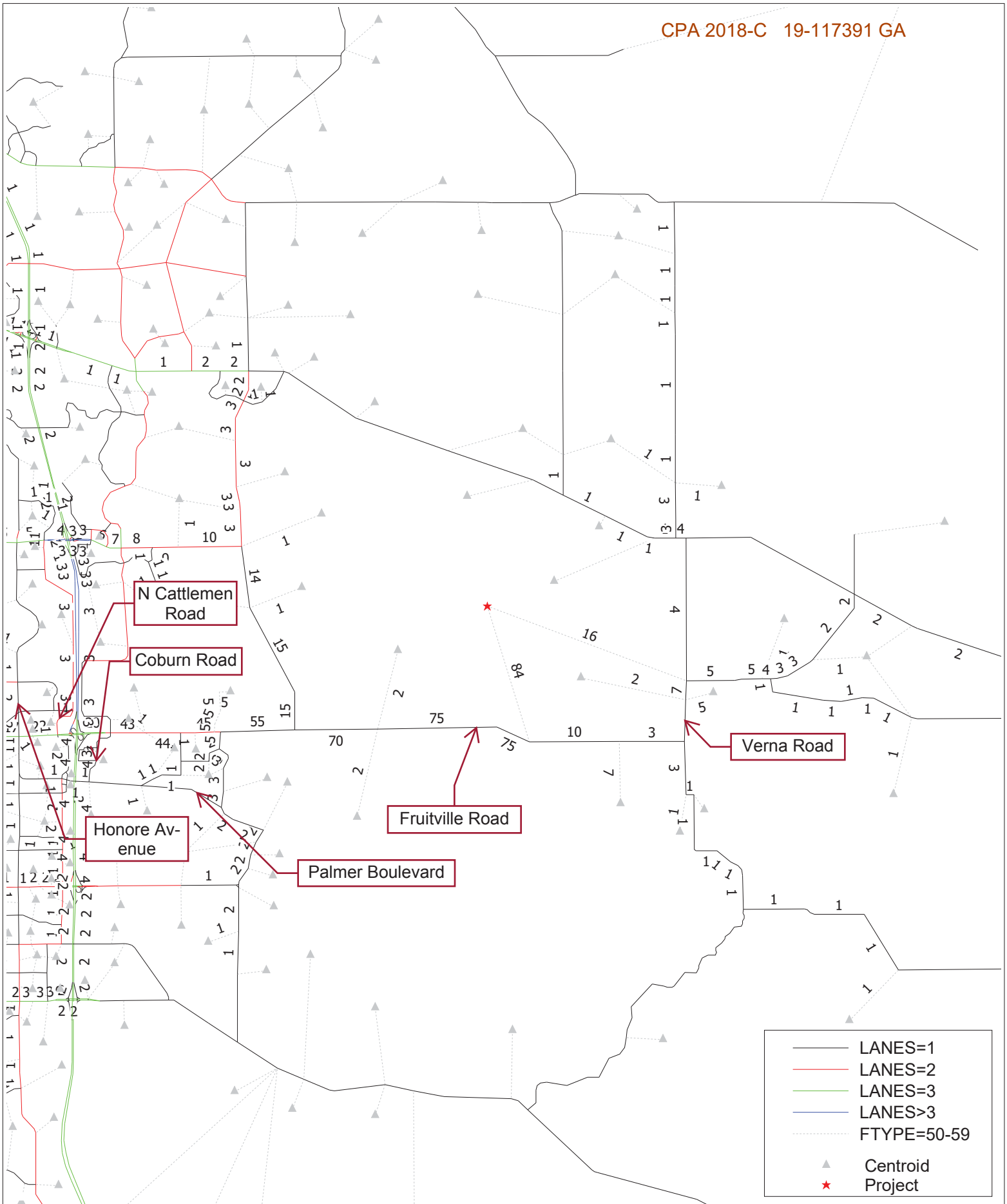
FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

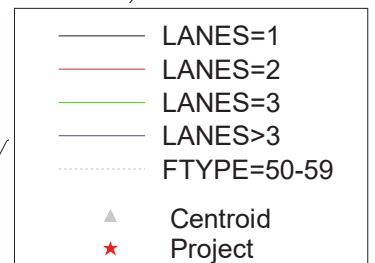
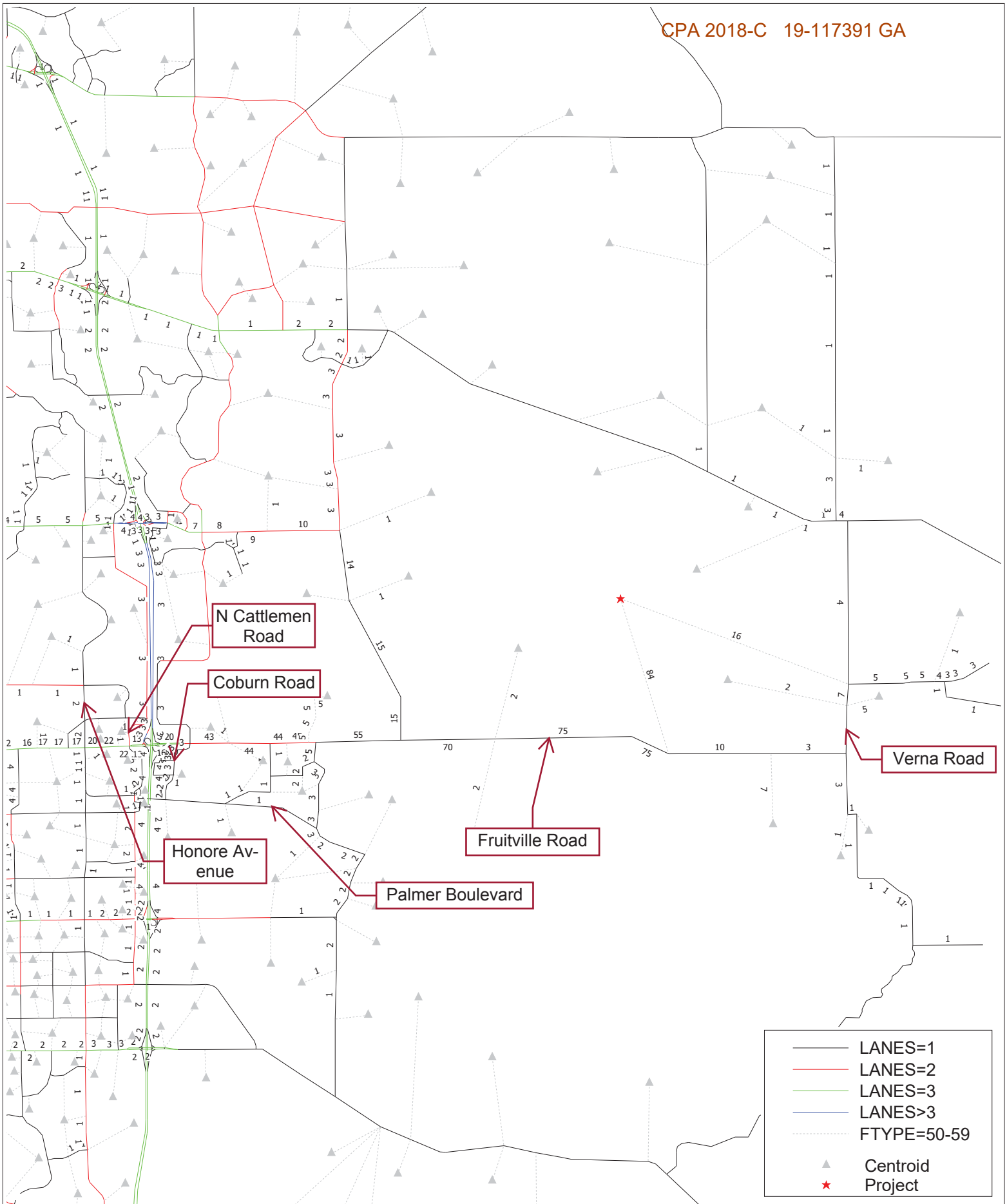
COUNTY: 17 - SARASOTA

SITE: 0021 - SR 780/FRUITVILLE RD, W OF SR 93/I 75

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2017	50500 C	E 24500	W 26000	9.00	52.30	5.30
2016	58000 C	E 29000	W 29000	9.00	52.60	5.30
2015	57000 C	E 28500	W 28500	9.00	52.80	5.30
2014	54500 F	E 27500	W 27000	9.00	52.40	3.90
2013	53500 C	E 27000	W 26500	9.00	52.60	3.90
2012	50500 C	E 25500	W 25000	9.00	52.70	4.40
2011	49000 S	E 24500	W 24500	9.00	52.90	2.30
2010	49000 F	E 24500	W 24500	10.38	52.56	2.80
2009	50000 C	E 25000	W 25000	10.58	53.66	1.80
2008	56000 C	E 28000	W 28000	10.63	52.82	4.70
2007	61000 F	E 30500	W 30500	10.56	53.19	4.70
2006	61000 C	E 30500	W 30500	10.25	53.53	4.70
2005	54500 C	E 27000	W 27500	10.30	53.10	8.40
2004	52000 C	E 26000	W 26000	10.20	52.70	6.80
2003	53000 C	E 26500	W 26500	10.10	52.80	5.80
2002	52500 C	E 26000	W 26500	10.00	51.50	3.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES





## Study Network Identification

ROADWAY	FROM	TO	SERVICE VOLUMES		PROJECT VOLUMES		STUDY NETWORK DETERMINATION	
			EXISTING + COMMITTED LANEAGE	LOS C/D SERVICE VOLUME	PROJECT TRAFFIC ASSIGN.	PROJECT TRAFFIC VOLUME	PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?
				Peak Hour Two-way Volumes				
Fruitville Road	McIntosh Road	Honore Avenue	6*	5,660	16%	279	4.94%	N
	Honore Avenue	Paramount Drive	6*	5,660	17%	297	5.24%	Y
	Paramount Drive	N Cattlemen Road	6*	5,660	17%	297	5.24%	Y
	N Cattlemen Road	I-75	6*	5,660	25%	437	7.71%	Y
	I-75	Coburn South Road	4	3,401	35%	611	17.97%	Y
	Coburn South Road	East Road	4	3,078	43%	751	24.39%	Y
	East Road	Tatum	4	3,078	44%	768	24.96%	Y
	Tatum	Sarasota Center Boulevard	4	3,249	45%	786	24.18%	Y
	Sarasota Center Boulevard	Lorraine Road	2	1,057	55%	960	90.85%	Y
	Lorraine Road	Project Access	2	1,057	75%	1310	123.89%	Y
N Cattlemen Road	Project Access	Verna Road	2	1,057	10%	175	16.52%	Y
	Richardson Road	Fruitville Road	4	2,774	1%	17	0.63%	N
	Fruitville Road	N Packinghouse	2	1,330	4%	70	5.25%	Y
	N Packinghouse	Palmer Boulevard	2	1,264	4%	70	5.53%	Y
Palmer Boulevard	Palmer Boulevard	Bahia Vista	2	1,600	1%	17	1.09%	N
	Cattlemen Road	Packinghouse	2	1,264	1%	17	1.38%	N
	Packinghouse	Porter	2*	1,330	2%	35	2.63%	N
Honore Avenue	Porter	Apex	2*	1,264	1%	17	1.38%	N
	Richardson Road	Fruitville Road	2	1,330	2%	35	2.63%	N
	Fruitville Road	Antoinette	2	1,330	1%	17	1.31%	N
Verna Road	Fruitville Road	Singletary Road	2	1,057	7%	122	11.56%	Y
	Singletary Road	County Line	2	1,057	4%	70	6.61%	Y
Coburn Road	Richardson Road	Fruitville Road	2	931	3%	52	5.63%	Y
	Fruitville Road	Palmer Boulevard	2	1,197	4%	70	5.83%	Y
I-75	University Parkway	Fruitville Road	6	10,170	6%	105	1.03%	N
	Fruitville Road	Bee Ridge	6	8,370	8%	140	1.67%	N
Myakka Road	Fruitville Road	Myakka Park	2	1,057	3%	52	4.96%	N

Source: Sarasota County 2017 Generalized Level of Service Volumes

\*Constrained roadway per Sarasota County Comprehensive Plan. Roadways are not able to attain the adopted LOS standard due to prohibitive costs or environmental limitations.



TABLE10-4. DESIGNATED BACKLOGGED AND CONSTRAINED ROADWAYS IN SARASOTA COUNTY

ROAD NAME	FROM	TO	JURISDICTION	DEFAULT LOS	B/C LOS	STATUS
Bahia Vista Street	U.S. 41	Shade	City/Sar	D	F	Constrained
Bahia Vista Street	Shade	Euclid	City/Sar	D	F	Constrained
Bahia Vista Street	Euclid	Tuttle	City/Sar	D	F	Constrained
Bee Ridge Road (S.R. 758)	McIntosh	Honore	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Honore	Center Gate	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Center Gate	Maxfield	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Maxfield	Cattlemen	FDOT	D	F	Backlogged
Bee Ridge Road (S.R. 758)	Cattlemen	I-75	FDOT	D	F	Backlogged
Bay Rd/Osprey Ave (S.R. 758)	Siesta Dr	U.S. 41	FDOT/Sar	D	F	Constrained
Cattlemen Road	Fruitville	N. Packing-house	County	D	F	Backlogged
Cattlemen Road	Packinghouse	Palmer	County	D	F	Backlogged
Cattlemen Road	Palmer	Bahia Vista	County	D	F	Backlogged
Cattlemen Road	Webber	Countrywood	County	D	F	Constrained
Cattlemen Road	Cattleridge Blvd	Bee Ridge	County	D	F	Constrained
Cattlemen Road	Bee Ridge	Center Pointe	County	D	F	Constrained
Clark Road (S.R. 72)	Beneva	Sawyer	FDOT	D	E	Constrained
Clark Road (S.R. 72)	Sawyer	McIntosh	FDOT	D	E	Constrained
Clark Road (S.R. 72)	Honore	Gantt	FDOT	D	E	Backlogged
Clark Road (S.R. 72)	Gantt	Catamaran	FDOT	D	E	Constrained
Clark Road (S.R. 72)	Catamaran	I-75	FDOT	D	E	Constrained
Fruitville (S.R. 780)	Shade	Tuttle	FDOT/Sar	D	F	Constrained
Fruitville (S.R. 780)	Tuttle	Lockwood Ridge	FDOT/Sar	D	F	Constrained
Fruitville (S.R. 780)	Lockwood Ridge	Beneva	FDOT/Sar	D	F	Constrained
Fruitville (S.R. 780)	Beneva	McIntosh	FDOT/Sar	D	E	Constrained
Fruitville (S.R. 780)	McIntosh	Honore	FDOT	D	E	Constrained
Fruitville (S.R. 780)	Honore	Arthur Andersen Pkwy	FDOT	D	F	Constrained
Fruitville (S.R. 780)	Arthur Andersen Pkwy	Cattlemen	FDOT	D	F	Constrained
Fruitville (S.R. 780)	Cattlemen	I-75	FDOT	D	F	Constrained
Gulf Mexico Dr. (S.R. 789)	Co Line	New Pass Bridge	FDOT/LBK	D	F	Constrained

## Maps

- Aerial Map

