



## Step 1 – PRE-APPLICATION

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

#### PROJECT INFORMATION

Project Name Country Estates f/k/a Cowpen Place  
Short Legal (General location) north of Fruitville Rd, east of Cowpen Lane, Sarasota  
Acres (Total site) 249±  
Parcel Identification (PID) Numbers (note partial PIDs) 0203010001, 020301002, 0204010001  
Address 1201 Cowpen Lane, Sarasota, FL 34240

#### Existing and Previous Use of Land

What are the existing uses on this property? AG grazing land, barn and residential structure  
What are the previous uses on this property? AG grazing land

#### APPLICATION TEAM

##### Agent

Name Donald Neu, AICP Company NeuMorris, LLC  
Address 6997 Professional Pkwy. East, Suite B, Sarasota, FL 34240  
Email donaldneu@gmail.com  
Phone numbers: Office 941-444-6644 Cell 941-928-0899

##### Owner

Name Kittie Chapman, Trustee Company \_\_\_\_\_  
Address 1201 Cowpen Lane, Sarasota, FL 34240  
Email \_\_\_\_\_  
Phone numbers: Office \_\_\_\_\_ Cell \_\_\_\_\_

##### Contract Purchaser

Name Lance Ponton Company Cordoba Devel Co., LLC  
Address 15100 Hutchinson Rd., Ste. 102, Tampa, FL 33625  
Email lance@cordobadev.com  
Phone numbers: Office 813-263- Cell \_\_\_\_\_

##### Other Team Members

Name Matthew Morris, P.E. Company Morris Engineering & Consulting, LLC  
Address 6997 Professional Parkway East, Suite B, Sarasota, FL 34240  
Email mmorris@morrisengineering.net  
Phone numbers: Office 941-444-6644 Cell \_\_\_\_\_



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#### APPLICATION DETAILS

##### Application Type

- Private  
 Public (County-Initiated)

##### Type of Request

- RZ (Rezone)  
 SE (Special Exception)

**\*\*MUST INCLUDE\*\*** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)(2)a.)

Rezone OUR and OUE parcels to Conservation Subdivision (CS) in order to preserve environmental features as well as allow density calculation with overall development acreage.

Note other Applications that will be processed concurrently with this Application:

- Comprehensive Plan Amendment (CPA)  
 Critical Area Plan (CAP) Amendment  
 Zoning Text Amendment (ZTA)

#### PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- N  
 Y

Previous Petition Numbers \_\_\_\_\_

List other previous approvals (variances, alternative parking plans) \_\_\_\_\_

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.



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#### ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

#### Zoning Districts

##### Existing

1 - District OUR Acres 40.0  
2 - District OUR Acres 46.10  
3 - District OUE Acres 163.17

##### Proposed ?

District Rural Acres 40.0  
District Rural Acres 46.10  
District Rural Acres 163.17

Is a Planned District proposed?

- N  
 Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- Unknown  
 N  
 Y; Describe

Is the purpose of the proposed application to address a code violation?

- N  
 Y; Describe

#### Future Land Use (FLU) Designations

##### Existing

1 - Designation Rural Acres 40.0  
2 - Designation Rural Acres 46.10  
3 - Designation Rural Acres 163.17

##### Proposed

Designation Rural Acres 40.0  
Designation Rural Acres 46.10  
Designation Rural Acres 163.17

Is the property located within the **Urban Service Area Boundary**?

- N  
 Y



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Is property located in a Critical Area Plan (CAP)?

- Unknown
- N
- Y

Name of CAP \_\_\_\_\_

Attach a copy of the adopted ordinance to your Pre-Application Form.

#### PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

#### MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

- N
- Y

Is the mix of uses within single development plan?

- N
- Y

Note the proposed amount of each use:

- Commercial: Sq. Ft. \_\_\_\_\_
- Office: Sq. Ft. \_\_\_\_\_
- Industrial: Sq. Ft. \_\_\_\_\_
- Civic: Sq. Ft. \_\_\_\_\_
- Residential: Number of units \_\_\_\_\_
- Transient Accommodation (hotel/motel):
  - Number of rooms \_\_\_\_\_
  - Number of rooms with a kitchen (per Unified Development Code Section 124-305) \_\_\_\_\_

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)  
How many floors of parking? \_\_\_\_\_
- Parking structure (parking only, no other uses)  
How many floors of parking? \_\_\_\_\_



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### SINGLE-USE

#### Non-Residential

Is a Non-Residential Use Proposed?

- N
- Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

Note the proposed use and amount:

- Assisted Living Facility (ALF)
  - Number of beds per room (per Unified Development Code Section 124-144(a)) \_\_\_\_\_
- Commercial: Sq. Ft. \_\_\_\_\_
- Office: Sq. Ft. \_\_\_\_\_
- Industrial: Sq. Ft. \_\_\_\_\_
- Telecommunication Tower: Height \_\_\_\_\_
- Transient Accommodation (hotel/motel):
  - Number of rooms \_\_\_\_\_
  - Number of rooms with a kitchen (per Unified Development Code Section 124-305) \_\_\_\_\_
- Other: Type \_\_\_\_\_ ; Sq. Ft. \_\_\_\_\_

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
  - How many floors of parking? \_\_\_\_\_
- Parking structure (parking only, no other uses)
  - How many floors of parking? \_\_\_\_\_

#### Residential

Is a Residential Use Proposed?

- N
- Y

Requested Total Number of Units 48





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Is Affordable/Workforce Housing being provided?

- Unknown
- N
- Y
- At or below 80% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units
- At or below 100% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units
- At or below 120% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units
- At or below 140% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale \_\_\_\_\_  
For Rent \_\_\_\_\_

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)  
How many floors of parking? \_\_\_\_\_
- Parking structure (parking only, no other uses)  
How many floors of parking? \_\_\_\_\_

### Development Timeframe

Anticipated Construction Start Date 1st Quarter 2020  
Anticipated Build-Out Date 4th Quarter 2021



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#### INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

#### Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

N Attach the Easement Agreement to the Formal Application Packet.

Y Name of public road Cowpen Lane

#### SCAT (Sarasota County Area Transit)

Is proposed project on an existing SCAT route?

N

Y The distance of main entrance to nearest bus stop is: \_\_\_\_\_

What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)

None

Yes, please list \_\_\_\_\_

#### Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

Existing \_\_\_\_\_

Proposed 309,276 SF

How will stormwater runoff will be managed?

Existing (or modification of existing) stormwater facilities

Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

Wet Pond

Dry Pond

Swales

Underground Vault

Low Impact Development (LID) Techniques

Other \_\_\_\_\_

Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.

Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.





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### Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

- N
- Y

Is there an existing septic system on the property?

- N
- Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? 48 EDUs

### Potable Water

How will potable water be provided?

- Existing well
- Proposed well
- Sarasota County Utilities
- Other provider; Provider Name \_\_\_\_\_

### Wastewater

How will wastewater be provided? (Check all that apply)

- Existing septic tank
- Proposed septic tank
- Sarasota County Utilities
- Other provider; Provider Name \_\_\_\_\_

### Reclaimed Water

Will reclaimed water be utilized by the proposed development?

- N
- Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

- N
- Y

Provide the name of the proposed reclaimed water supplier \_\_\_\_\_

Is reclaimed water available to the property?

- N
- Y

Will an augmentation be utilized as a backup for the reclaimed water?

- N
- Y

Estimated irrigated acreage \_\_\_\_\_



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#### REQUIREMENTS SUMMARY

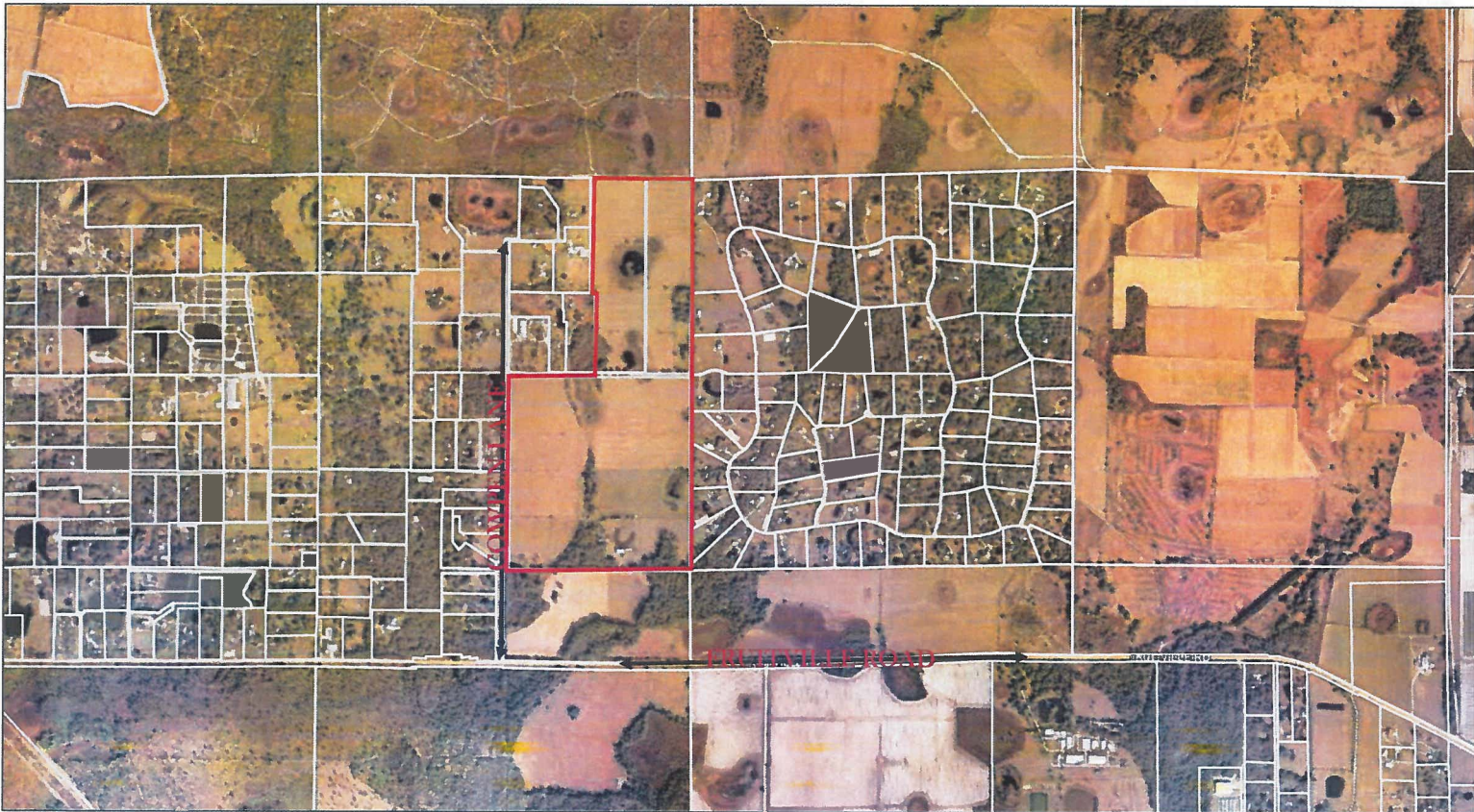
- Part A Pre-Application General Information Form**
- \$350.00** Pre-Application Fee
- Aerial** imagery of parcel(s) (most recent available)
  - Aerial 1 – General area of subject property, adjacent properties and area roadways
  - Aerial 2 – Subject site; label all PIDs and roadways
- Pre-Application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

DRC 11/21/2019 19-162187 PA  
Rcv'd 10/30/2019

**AERIAL MAP**  
**PARCELS NORTH OF FRUITVILLE ROAD, EAST OF COWPEN LANE IN SARASOTA COUNTY, FLORIDA**



**PARCEL IDs:**

0203010001    0203010002    0204010001



**LAND USE AREAS**

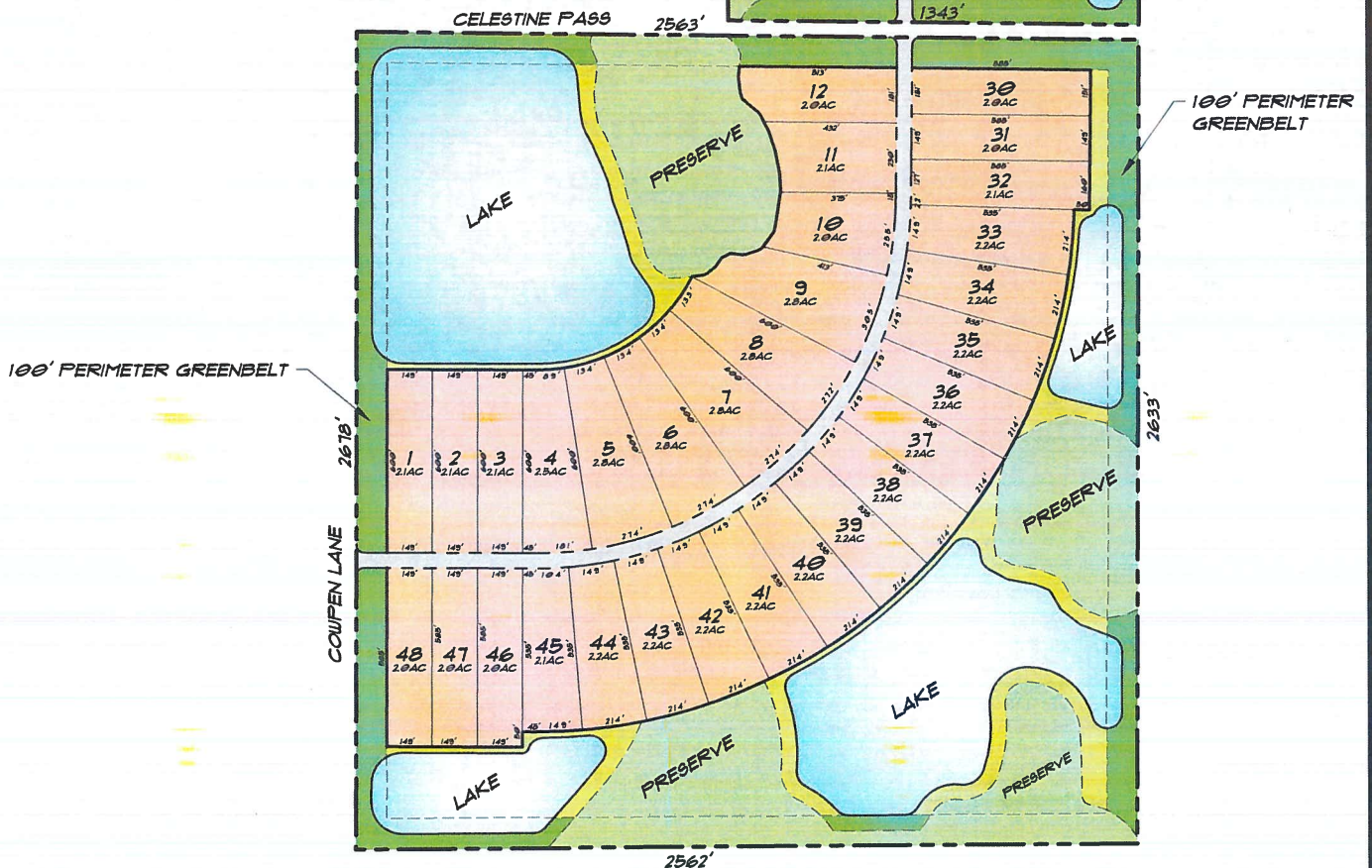
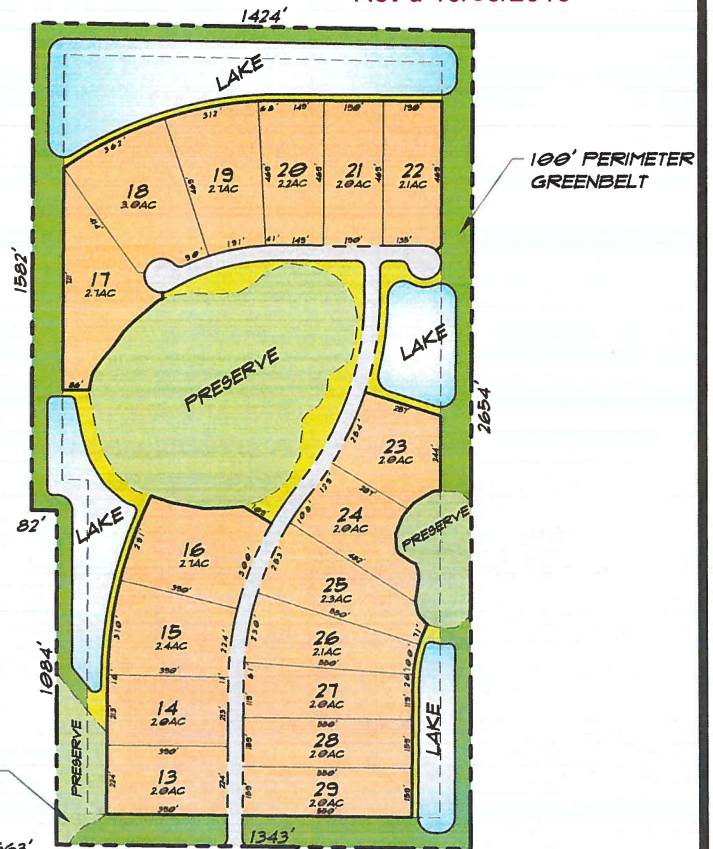
LAND USE	AREA (AC)	% OF TOTAL
TOTAL SFD LOTS - 48	108.1	45%
ROW	7.1	3%
LAKES	50.4	21%
GREENBELT	24.1	10%
PRESERVES	40.0	17%
OTHER OPEN SPACE	11.6	5%
<b>TOTAL</b>	<b>241.2</b>	<b>73%</b>

**OPEN SPACE**

LAND USE	AREA (AC)	% OF TOTAL	SPACE
LAKES	50.38	21%	40%
PRESERVES	39.96	17%	32%
GREENBELT & OPEN SPACE	35.73	15%	28%
<b>TOTAL</b>	<b>126.06</b>	<b>52%</b>	<b>100%</b>

**DENSITIES**

RESIDENTIAL UNITS	48
GROSS AREA (AC)	241.2
GROSS DEN. (UNIT/AC)	0.20
ALLOWABLE DEN. (1UNIT/5AC)	0.20



**MORRIS ENGINEERING AND CONSULTING, LLC**

Civil Engineering and Land Development Consulting  
 6997 Professional Parkway East, Suite B, Sarasota, Florida 34240  
 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 12/17/18	
PROJECT COW	
DRAWING SP02	
DRAWN JS	CHECKED MUM

Conceptual Site Plan  
**Cowpen Place**  
 Sarasota County, Florida

SCALE 1"=600'	
SEC. - TSP - RNG. -365-18E	
SHEET <b>1</b>	OF <b>1</b>