

Subject: Re: Tuesday's meeting report - with the attachment this time
From: Susan Schoettle [REDACTED]
Date: 1/28/2019, 2:47 PM
To: Eileen Fitzgerald [REDACTED], Mike <mph_04@verizon.net>

Hi Mike - The numbers in my notes are as follows: currently 4,000 acres in the proposed North Fruitville Master Utility Area. If developed as hamlet, 60% open space, 40% developed at 1 du/acre (existed density allowed under current regs). They are asking to double the density (from 1,600 du to 3,200 du). (For comparison, if the 4,000 ac is currently zoned 1 du/5ac, the maximum would be 800 units). I think that part of their rationale for the increase in density is that the excess development rights (units allowed technically but not capable of being developed) aren't worth much on the "market" so they want to keep them on site (so NTDRs or Not Transferred Development Rights (I just made that up) instead of TDRs). The only way they can reach that density level is to have central water and sewer (not just sewer - because lot sizes would be too small to allow placement of wells is my guess). Any other, adjoining properties are very likely able to join the utility area in the future because the County is going to want to maximize the investment in infrastructure. So the County will front the money for the water and sewer lines down Fruitville and will oversize so that additional development can be served. The County costs to install the main infrastructure will be collected through assessments and impact fees paid by the ultimate home owner (either at the time of development and/or over a term of years for assessments). Hope this info helps some. Give me a call if you have questions. I'm driving to Ocala tomorrow morning for meetings (driving probably 9-11am and 2-4pm). Mobile 941-320-3054.

Good to see you and Eileen. Let's stay in touch on all these development issues. I took a quick look at the easements. You may want to have a surveyor just mark on a printed map the general area of each easement. You may want to ask them if that would be a lot cheaper. It is sometimes hard to get them to do anything between absolute correct surveying data and general information.

Thanks, Susan

On Sunday, January 27, 2019 01:45:36 PM EST, Mike <mph_04@verizon.net> wrote:

On 1/27/2019 1:44 PM, Mike wrote:

> Susan & Eileen,
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> Please look over this report before I send it out to the Board and
> interested neighbors. I am mostly concerned about 2 numbers that I
> used. My recollection was that they were talking about 6000 acres.
> Citizens for Sarasota had it at 1600 acres. I also thought Rod Krebs
> said he owned 2000 of the the 6000. Please let me know any errors or
> suggested changes or additions.
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> Thanks, Mike
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