

Sarasota 2050 Village Center/Neighborhood Plan Application

Village (VPD)

Settlement Area (SAPD)

Hamlet (HPD)

The Village Center Plan and Neighborhood Plan submittal is required by Section 11.3.9. The Village Center and Neighborhood Plans shall be in substantial compliance with the Master Land Use Plan. The County Administrator shall approve or deny the Village Center and Neighborhood Plan based upon the findings of the 2050 review team.

This fully completed application form is to be submitted to *Planning and Development Services* for the review of a Sarasota 2050 Village Center Plan or Neighborhood Plan. The application shall also include the following information (A and B - one paper copy and WORD format on a CD):

- A. Map Series (see Map Series List for Village Center and Neighborhood Plans);
- B. Supporting data and narrative text; and
- C. Processing fee

Please schedule a meeting with Planning Services (941-861-5244 or planner@scgov.net) to submit the application.

Subject Property Information:

- Master Land Use Plan Name: Lakepark Estates Subject Application Type: _____
- Adopting Rezone Petition Number: 14-15 Village Center Plan _____
- Adopting Ordinance Number: 2014-090 Neighborhood Plan X

List Parcel Identification Numbers (PINs); Only include PINs within the Subject Property. (Please note if PIN is partially included with an '*'.)

0541010001 0537010001 _____

General Street Location: Fruitville Road, +/- 1.5 miles east of Cowpen Lane

Project Phase: 1 Number of Phases: 3 Neighborhood Name/Number: Lakepark Estates

Subject Property Size (ac): 1,000 Developed Area (%): 40 Open Space (%): 60

Land Uses in Subject Property: X Residential _____ Retail _____ Office _____ Civic X Parks / Recreation

Applicant / Owner Signature and Information:

James Hepler, Toll Brothers

Name 24201 Walden Center Drive, Suite 204,

Street Address Bonita Springs FL 34134

City 239-949-2304 State Zip JHEPLER@tollbrothers.com

Phone Number Email

Representative Firm and Agent Information:

D. Shawn Leins Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM Engineering,
LLC, cn=D. Shawn Leins, email=slains@amengfl.com
Date: 2021.10.25 13:12:36 -0400

D. Shawn Leins, PE, AM Engineering, LLC

Name 8340 Consumer Court

Street Address Sarasota FL 34240

City (941) 377-9178 State Zip slains@amengfl.com

Phone Number Email

Applicant/owner does hereby state that he/she is the owner of the property which is the subject matter of this application; that he/she is authorized to submit this application; that all the answers to the questions in this application, and all sketches, data, and other supplementary matter attached to and made part of this application, are complete, honest, and true to the best of his/her knowledge and belief. He/she further understands that this application must be complete and accurate before processing, and hereby designates the above identified representative agent to act as his/her representative in any matter regarding this application. He/she hereby authorizes County staff to visit the site as necessary for proper review of this application, and shall make arrangements for any special access conditions that may be present on site.



**LAKEPARK ESTATES
NEIGHBORHOOD PLAN MODIFICATION
SUMMARY
OCTOBER 2021**

This submittal constitutes a modification of the Lakepark Estates Neighborhood Plan, deemed compliant on January 25, 2018 (2017 160295 000 00 PA). Modifications to the previously compliant neighborhood plan requires re-submittal for additional compliance review.

The Lakepark Estates project consists of approximately 1,000 acres of which 400 acres will be developed and 600 acres will remain undeveloped. This project will have 400 lots / dwelling units (DU), all of which are Type 1 (Front Loaded Detached Single Family Residential Lots) with two different size offerings. The existing approved lot sizes per phase are shown in Table 1 below.

Table 1: Existing Lot Breakdown

Dwelling Unit	Phase 1A	Phase 1B	Phase 2	Phase 3	Total	%
Type 2 (66'x +/-150')	0	0	107	13	120	30
Type 1 (76'x +/-150')	100	9	4	167	280	70
Total	100	9	111	180	400	100

Notes:

1. Type 1 – A single family residential detached unit provided on a residential lot less than 1 acre in size but greater than or equal to 10,000 square feet in size that has vehicular access from the front street by a driveway.
2. Type 2 – A single family residential detached unit provided on a residential lot less than 10,000 square feet in size that has vehicular access from the front street by a driveway.

This modification is to change the lot breakdown per Table 2 below.

Table 2: Proposed Lot Breakdown

Dwelling Unit	Phase 1A	Phase 1B	Phase 2	Phase 3	Total	%
Type 2 (66'x +/-150')	32	10	73	38	153	38
Type 1 (76'x +/-150')	71	0	34	142	247	62
Total	100	9	111	180	400	100

Neighborhood Plan Checklist

Information to be depicted on Map/Plan or in Narrative	Map/Plan illustration	Data (size, quantity)	Narrative	Regulatory Section	Provided	Not Required	Deficient
Title Block / Basic Info				11.3.9.			
Project Name	x				x		
Name & contact info for developer	x				x		
Name & contact info for plan preparer	x				x		
Scale	x				x		
North Arrow	x				x		
Date of last revision	x				x		
Legend for all plan symbols	x				x		
Neighborhood Information				HPD-11.2.2.c. VPD-11.2.3.c. & e. SAPD-11.2.4.c. & e.			
Number of acres	x	x			x		
Number of Dwelling Units (DUs)	x	x			x		
Dwelling Unit derivation calculations	x	x			x		
Non-Residential Uses	x	x	x		x		
Open Space Area percentage & acreage	x	x			x		
Developed Area percentage & acreage	x	x			x		
Focal Point (HPD) Neighborhood Center (VPD & SAPD)				HPD-11.2.2.c.3.iii. VPD-11.2.3.e.4. & 11.2.7. SAPD-11.2.4.e.4. & 11.2.7.			
Mix of Uses	x	x			x		
Location	x				x		
Commercial square footage	x	x			x		
Walking distance (1/4 mile radius or 1/2 mile walking distance)	x				x		
Block Layout (VPD & SAPD)	x					x	
Recreational Space / Parks				11.2.10.e.			
Park facilities	x	x			x		
Parking	x				x		
Maintenance funding mechanism			x		x		
Housing Types				HPD-11.2.2.c.5. VPD-11.2.3.c.4.iv. SAPD-11.2.4.c.4.v.			
Housing Type by Code Reference	x	x			x		
Housing Type Mix	x	x			x		
Housing Type Description (Lot size, etc.)	x	x			x		

Neighborhood Plan Checklist

Information to be depicted on Map/Plan or in Narrative	Map/Plan Illustration	Data (size, quantity)	Narrative	Regulatory Section	Provided	Not Required	Deficient
Affordable Housing Plan (VPD)				VPD-11.2.3.c.4.v.(a)			
Percentage of AH units to total DUs		x	x	11.2.3.c.4.v.(b)		x	
Ratio of AH units to market rate units		x	x	11.2.3.c.4.v.(b)		x	
Number of AH units per neighborhood		x	x	11.2.3.c.4.v.(c)		x	
Number of AH units per phase		x	x	11.2.3.c.4.v.(c)		x	
Income eligibility verification process		x	x	11.2.3.c.4.v.(d)		x	
Rental Unit Provisions		x	x	11.2.3.c.4.v.(e)		x	
AH management agency identified		x	x	11.2.3.c.4.v.(f)		x	
Annual implementation spreadsheet		x	x	11.2.3.c.4.v.(f)		x	
Transportation (Mobility)				11.2.8, Figures VOS 12-20 and Table 1 & 2			
Parking	x	x	x	11.2.8.b.	x		
Un-restricted Access			x	11.2.8.c.1.ii.	x		
Street Network Connectivity	x	x		11.2.8.c.2.i.	x		
Street Network Standards	x			11.2.8.c.2.ii.	x		
Pedestrian & Bike Network	x	x		11.2.8.c.2.iii.	x		
Sidewalk & Other Pedestrian Walkways	x			11.2.8.c.3.v.	x		
Intersection design	x			11.2.8.c.3.viii.	x		
Transit Facilities	x	x		11.2.8.c.3.x.(a)(2)		x	
Traffic calming	x			11.2.8.c.3.xi.	x		
Street Cross Sections	x			11.3.9.c.	x		
Public Utility Facilities				11.2.11.			
Water Supply System	x	x			x		
Sanitary Sewer System	x	x			x		
Stormwater Management System	x	x			x		
Irrigation System (Water Reclamation)	x	x				x	
Underground Utilities (HPD)	x		x	11.2.6.d.2.	x		
Landscaping/Buffering Requirements				11.2.10			
Right-of-way Landscaping	x	x		11.2.8.c.3.vi.		x	
Greenbelt Implementation	x	x		11.2.10.a.1.	x		
Landscaping for Neighborhood Center	x	x		11.2.10.b.		x	
Other Required Elements							
Outdoor lighting	x	x		11.2.10.c and Table 5	x		
Market Study / Phasing		x	x	VPD-11.2.3.c.4.iii.(b) SAPD-11.2.4.c.4.iv.		x	
Signage Type & Compatible Design	x	x		11.2.12	x		

Note: Each map in a map series must be labeled as 'Binding' or 'Non-binding'

Lake Park 2050VillageCenterNeighborhood Application

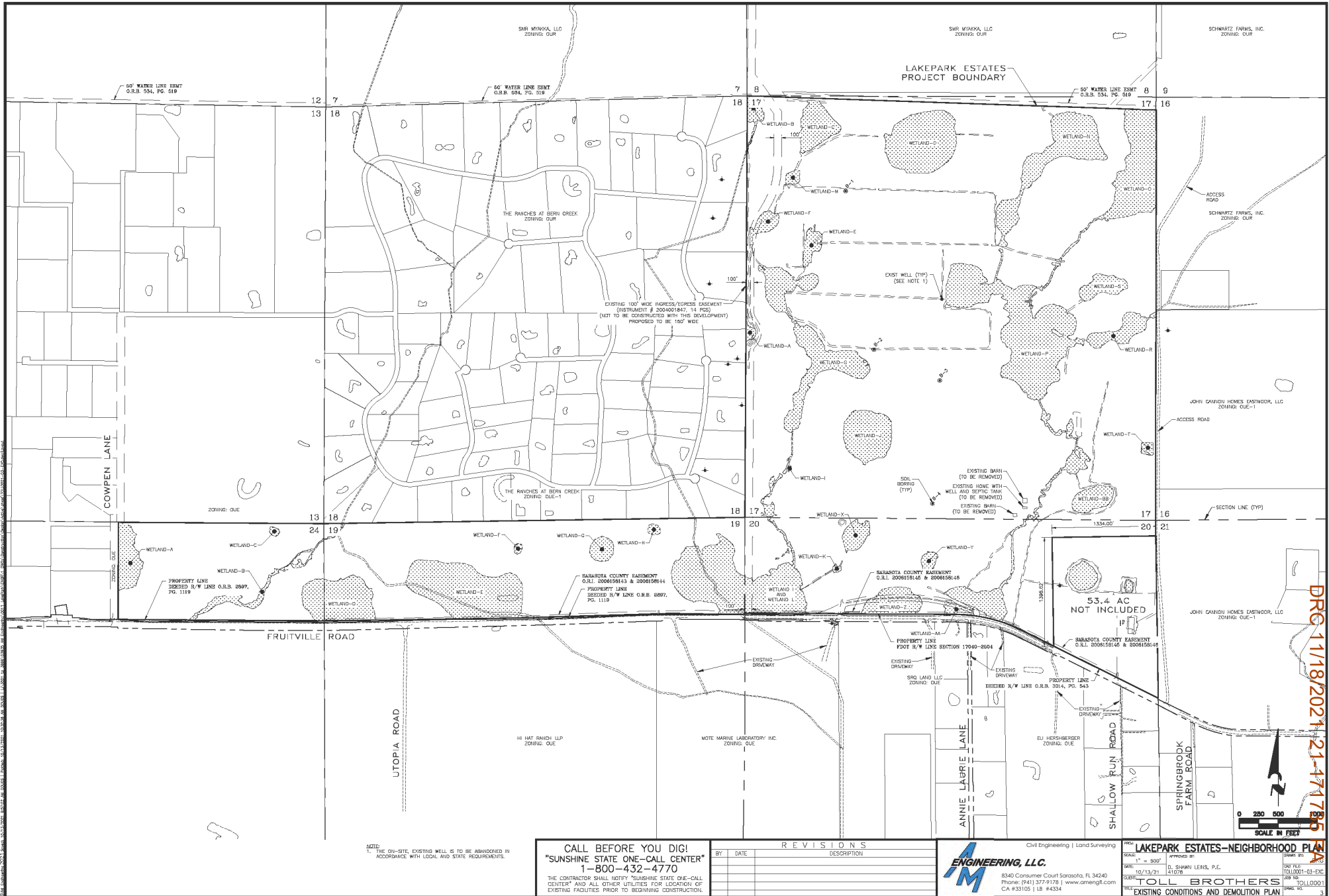
Final Audit Report

2021-10-19

Created:	2021-10-18
By:	Larry Franks (lfranks@tollbrothers.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAN4I4JB0LRUvgRYFVN6HKw352WJHjFemC

"Lake Park 2050VillageCenterNeighborhood Application" History

-  Document created by Larry Franks (lfranks@tollbrothers.com)
2021-10-18 - 1:17:38 PM GMT- IP address: 47.198.11.218
-  Document emailed to James B Oriol (joriol@tollbrothers.com) for signature
2021-10-18 - 1:18:13 PM GMT
-  Email viewed by James B Oriol (joriol@tollbrothers.com)
2021-10-19 - 4:33:34 PM GMT- IP address: 174.58.103.89
-  Document e-signed by James B Oriol (joriol@tollbrothers.com)
Signature Date: 2021-10-19 - 4:34:00 PM GMT - Time Source: server- IP address: 174.58.103.89
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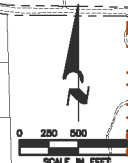
NOTE:
1. THE ON-SITE, EXISTING WELL IS TO BE ABANDONED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

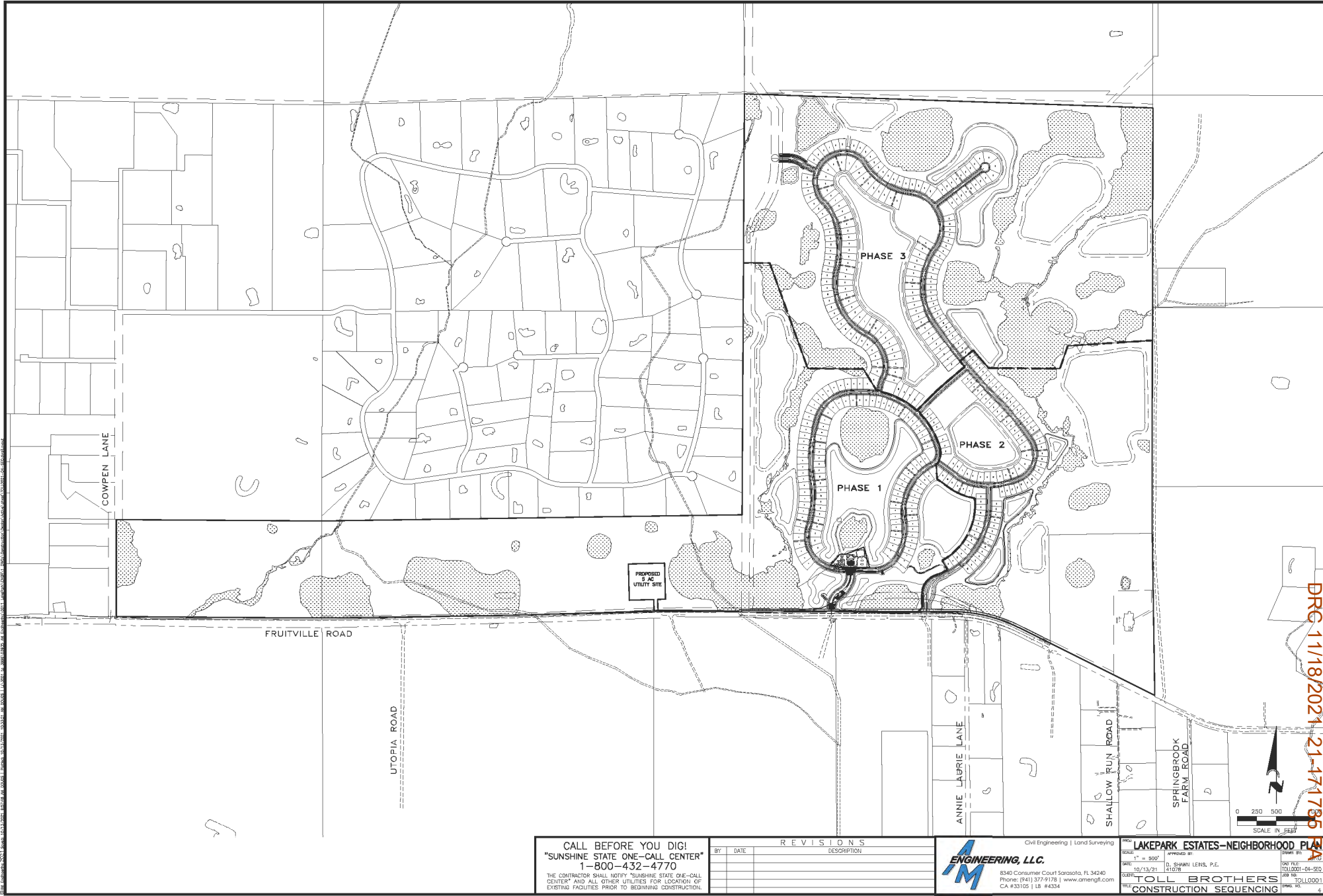
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REVISIONS	
BY	DATE

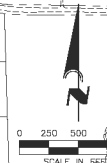
ENGINEERING, LLC.
 8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-1178 | www.enrllc.com
 CA #33105 | LB #4334

LAKEPARK ESTATES-NEIGHBORHOOD PLAN
 DATE: 10/13/21
 DRAWN BY: D. SHAWI LEHS, P.E.
 CHECKED BY: TOLL0001-03-ENC
 FILE: TOLL0001
 SHEET NO: 3





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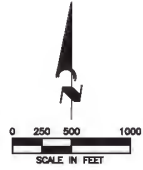


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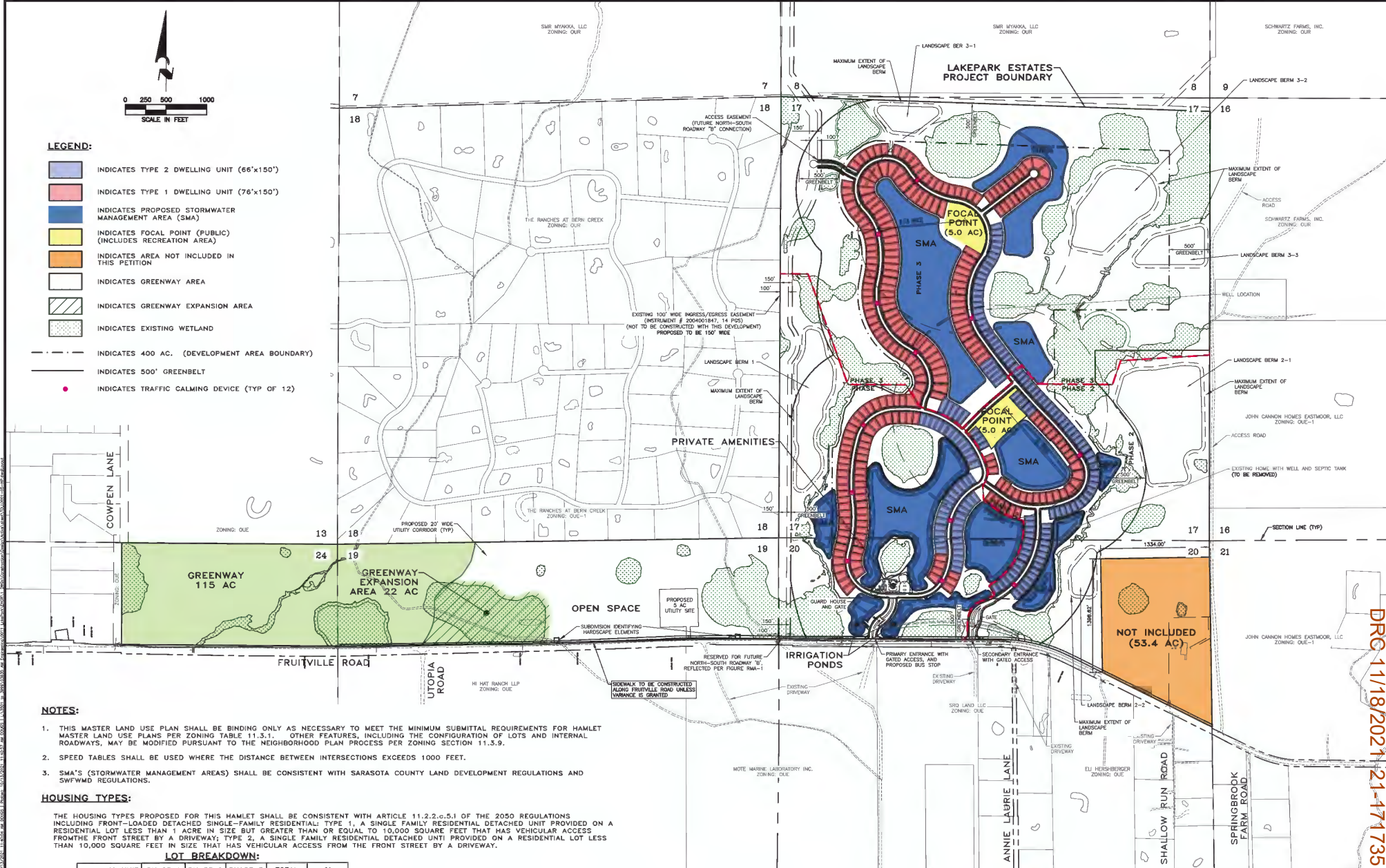
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 Phone: (941) 377-9178 | www.cemgll.com
 CA #33105 | LB #4334

Civil Engineering | Land Surveying
LAKEPARK ESTATES-NEIGHBORHOOD PLAN
 APPROVED BY: **D. SHAWN LEHS, P.E.**
 DATE: 10/13/21
 CLIENT: **TOLL BROTHERS**
 TITLE: **CONSTRUCTION SEQUENCING**
SCALE: 1" = 500'
DATE PLOTTED: 11/18/2021 21:47:1785
TOLL0001-04-SD
TOLL0001
DRG NO: 4



LEGEND:

- INDICATES TYPE 2 DWELLING UNIT (66'x150')
- INDICATES TYPE 1 DWELLING UNIT (76'x150')
- INDICATES PROPOSED STORMWATER MANAGEMENT AREA (SMA)
- INDICATES FOCAL POINT (PUBLIC) (INCLUDES RECREATION AREA)
- INDICATES AREA NOT INCLUDED IN THIS PETITION
- INDICATES GREENWAY AREA
- INDICATES GREENWAY EXPANSION AREA
- INDICATES EXISTING WETLAND
- INDICATES 400 AC. (DEVELOPMENT AREA BOUNDARY)
- INDICATES 500' GREENBELT
- INDICATES TRAFFIC CALMING DEVICE (TYP OF 12)



NOTES:

1. THIS MASTER LAND USE PLAN SHALL BE BINDING ONLY AS NECESSARY TO MEET THE MINIMUM SUBMITTAL REQUIREMENTS FOR HAMLET MASTER LAND USE PLANS PER ZONING TABLE 11.3.1. OTHER FEATURES, INCLUDING THE CONFIGURATION OF LOTS AND INTERNAL ROADWAYS, SHALL BE MODIFIED PURSUANT TO THE NEIGHBORHOOD PLAN PROCESS PER ZONING SECTION 11.3.9.
2. SPEED TABLES SHALL BE USED WHERE THE DISTANCE BETWEEN INTERSECTIONS EXCEEDS 1000 FEET.
3. SMA'S (STORMWATER MANAGEMENT AREAS) SHALL BE CONSISTENT WITH SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AND SWFWMD REGULATIONS.

HOUSING TYPES:

THE HOUSING TYPES PROPOSED FOR THIS HAMLET SHALL BE CONSISTENT WITH ARTICLE 11.2.2.G.5.1 OF THE 2050 REGULATIONS INCLUDING FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL; TYPE 1, A SINGLE FAMILY RESIDENTIAL DETACHED UNIT PROVIDED ON A RESIDENTIAL LOT LESS THAN 1 ACRE IN SIZE BUT GREATER THAN OR EQUAL TO 10,000 SQUARE FEET THAT HAS VEHICULAR ACCESS FROM THE FRONT STREET BY A DRIVEWAY; TYPE 2, A SINGLE FAMILY RESIDENTIAL DETACHED UNIT PROVIDED ON A RESIDENTIAL LOT LESS THAN 10,000 SQUARE FEET IN SIZE THAT HAS VEHICULAR ACCESS FROM THE FRONT STREET BY A DRIVEWAY.

LOT BREAKDOWN:

DWELLING UNIT	PHASE 1	PHASE 2	PHASE 3	TOTAL	%
TYPE 2 (66'x150')	42	73	38	153	38
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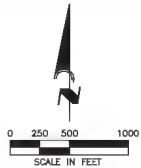
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BY	DATE	REVISIONS DESCRIPTION

ENGINEERING, LLC.
 8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 577-9178 | www.cameg.com
 CA #33103 | LB #4334

LAKEPARK ESTATES-NEIGHBORHOOD PLAN
 SCALE: 1" = 500'
 DATE: 10/13/21
 DESIGNED BY: TOLLBROTHERS
 CHECKED BY: TOLLBROTHERS
 TITLE: NEIGHBORHOOD PLAN

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COWPEN LANE



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LAKEPARK ESTATES-NEIGHBORHOOD PLAN
 LENS, P.E.
 TOLL BROTHERS
 NEIGHBORHOOD PLAN

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