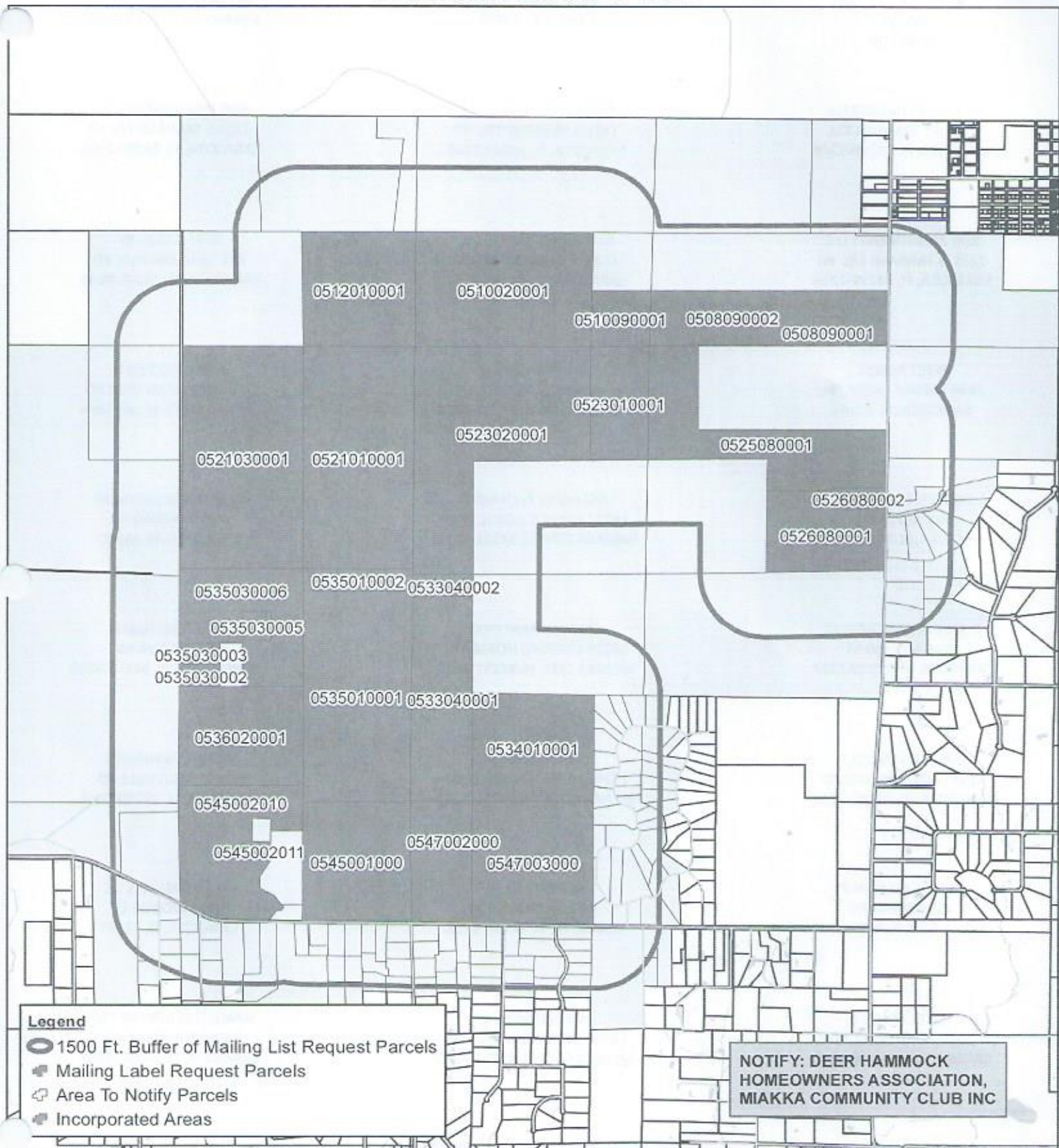


# Notification Labels

## North Fruitville Hamlet Master Utility Area

### Buffer: 1500 Feet

NOA/2018/09 18-171398 6A





**NEUMORRIS LLC****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.

**NEUMORRIS LLC****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

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



**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.



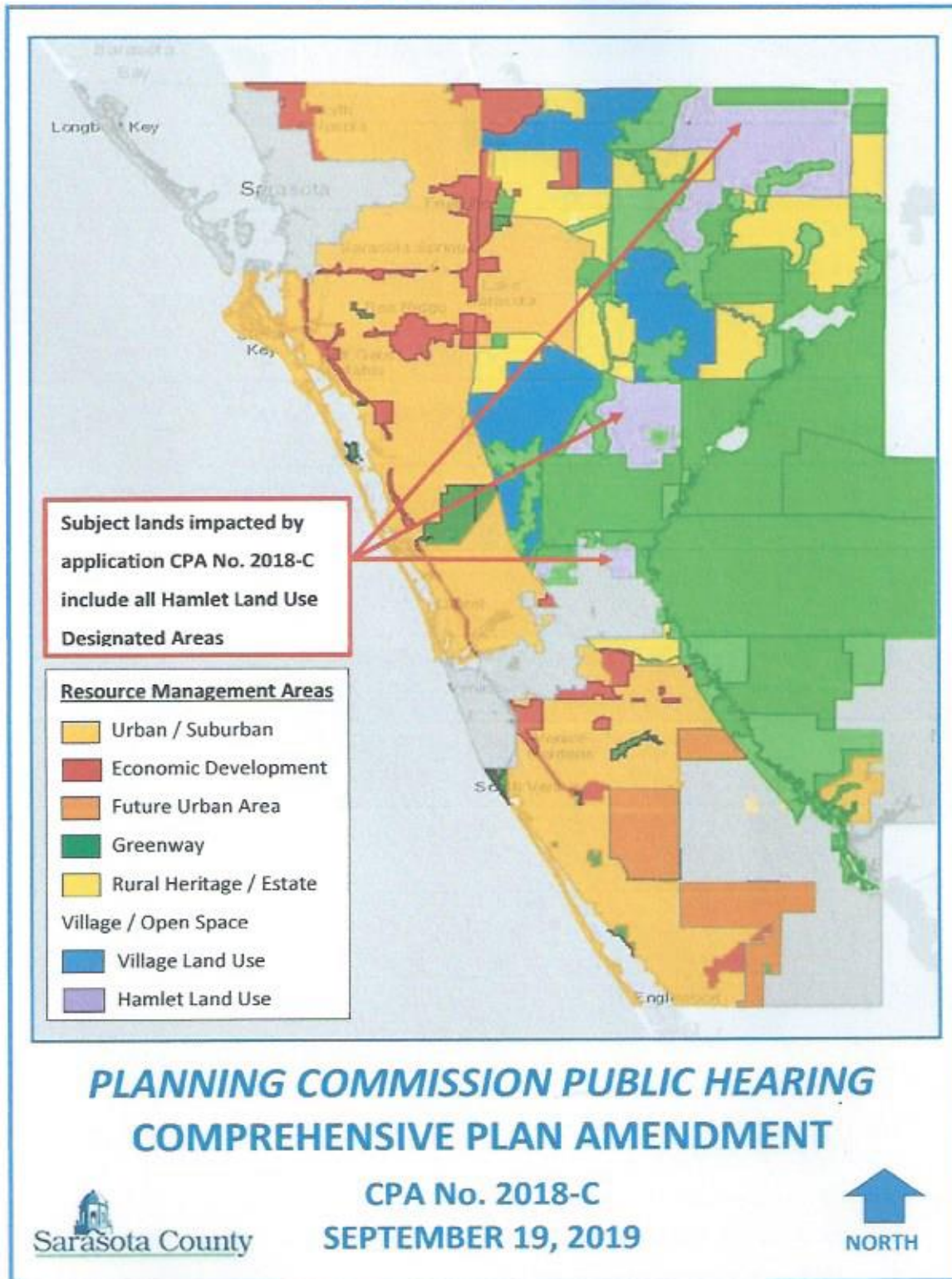
For specifics this property of interest generates about 1.4 du/per ac which typically specific natural mechanisms are required as a means of succeeding this approach. As found, in conducting the calculations, this subject area generates more density than it can actually use at this time under the current 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. Preferred 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.

# STAFF REPORT





# Notice of Public Hearing

Sarasota County Planning and Development Services Department wants you to know that a public hearing will be held by the Sarasota County Planning Commission on a proposed Comprehensive Plan Amendment (CPA) to Village/Open Space (VOS) Policy 1.2B. Application CPA No. 2018-C has been filed with Sarasota County by the North Fruitville Hamlet Utility Group. The application is an amendment to the Comprehensive Plan involving approximately 15,000 acres designated Village/Open Space Resource Management Area (RMA) with a Hamlet Land Use, pursuant to the 2050 Plan. The applicants are requesting to double the allowed residential density within a Hamlet's Developed Area from one (1) unit per acre to two (2) units per acre subject to those property owners entering into a utility extension agreement with Sarasota County.

The **Planning Commission** will hold a **Public Hearing** beginning at **5:00 p.m.**, or as soon thereafter as possible, on **September 19, 2019**, at the **Sarasota County Administration Center, Commission Chamber, 1660 Ringling Blvd., Sarasota, Florida.**

You are invited to appear, be heard, and submit relevant evidence. Copies of the application and supporting documents are available during normal business hours in the Planning and Development Services Department at 1660 Ringling Blvd., Sarasota, Florida.

Written comments may be submitted to the following address or email:

1660 Ringling Blvd., 1st Floor  
Sarasota, FL 34236

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

941-861-5000, TTY 7-1-1 or 1-800-955-8771

CPA 2018-C

