



Lakewood Ranch Southeast  
Comprehensive Plan Text Amendment  
and Large-Scale Map Amendment

April 29, 2022

Prepared for:  
LWR Communities, LLC

Prepared by:  
Stantec Consulting Services Inc.  
6920 Professional Parkway  
Sarasota, Florida 34240-8414

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# SECTION 1:

## APPLICATION FORMS

## 1.1 Comprehensive Plan Amendment Application Form



# APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

Telephone: 941-861-5244 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 Hamlet/Greenway RMA Overlay to Village Transition Zone/Greenway RMA Overlay.

Other Comprehensive Plan Amendment Application Type: Text Amendment & amending Countryside Line (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. See Attached

**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. 18-057. The Billable Fee Payment Agreement, is included in this application form, and must be submitted with the application.

## 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? 4,120 Acres (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:

Agricultural (office, barns, sheds, etc.); Single-family residential

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.

**See Attached 'Adjacent Uses' Exhibit and Attached Narrative**

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.

**See Attached 'FLUCCS' Exhibit**

### 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

**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

### 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.

Existing Designation (RMA Hamlet Overlay) includes 1644 dwelling units and 50,000 SF commercial

Single Family 1644 units x 200 gpd ADF/units = 328,800 gpd ADF + Commercial 50,000 SF x 120 gpd ADS/1000 SF = 6,000 gpd ADF = 334,800 gpd ADF

Peak Flow w/assumed Peak Factor of 4: ADF x 4 = 334,800 gpd x 4 = 1,339,200 gpd

Proposed Designation (RMA Village Transition Zone Overlay) includes 5,000 dwelling units

Single Family 5000 units x 200 gpd ADF/units = 1,000,000 gpd ADF

Peak Flow w/assumed Peak Factor of 4: ADF x 4 = 1,000,000 gpd x 4 = 4,000,000 gpd

8. Is the property within a wastewater service area? ☒ YES ☐ NO  
(if yes, please answer the following questions)

a. Which wastewater service area? Bee Ridge Water Reclamation Facility

b. Is there adequate capacity at the wastewater treatment facility to serve the flow calculated for the proposed designation? ☒ YES ☐ NO

c. Would a line extension be needed to serve the property? ☒ YES ☐ NO

d. If yes, please describe the route of the proposed line extension.

A force main from the project to the Bee Ridge Water Reclamation facility is necessary to serve the development.

e. Is the line extension described above listed in the County's most recently adopted Five Year Schedule of Capital Improvements? ☐ YES ☒ NO

f. 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.

Existing Designation (RMA Hamlet Overlay) includes 1644 dwelling units and 50,000 SF commercial

Single Family 1644 units x 250 gpd ADF/units = 411,000 gpd ADF + Commercial 50,000 SF x 150 gpd ADS/1000 SF = 7,500 gpd ADF = 418,500 gpd ADF

Max Daily Flow w/assumed Peak Factor of 2: ADF x 2 = 418,500 gpd x 2 = 837,000 gpd

Proposed Designation (RMA Village Transition Zone Overlay) includes 5,000 dwelling units  
Single Family 5000 units x 250 gpd ADF/units = 1,250,000 gpd ADF  
Max Daily Flow w/assumed Peak Factor of 2: ADF x 2 = 1,250,000 gpd x 2 = 2,500,000 gpd

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)

a. Would a line extension be needed to serve the property? ☒ YES ☐ NO

b. If yes, please describe the proposed route.

A potable extension and booster pump station is currently being installed near the project. A potable line will be necessary from that booster pump station to the project. In addition to that line, an additional supply line is anticipated from Lorraine Rd and Fruitville Rd to the booster pump station/storage tanks. That supply line is to be provided by the Peace River Water Authority. The Applicant is not sure if that extension is planned with the County or Peace River capital improvements budget. The "yes" box is selected below since it is likely in one or the other.

c. 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? 15- Upper Cow Pen Slough and 21- Upper Myakka River/Howard Creek

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.

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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.)

### Dona Bay and Upper Myakka River Watershed Models

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. 17.24%

Dona Bay: 49.81 Ac / 4117.53 Ac x 100 = 1.21%

UMR: 660.23 Ac / 4117.53 Ac x 100 = 16.03 %

Total Floodplain Percentage = 1.21% + 16.03% = 17.24%

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 861-5000.*

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.

Please see Section 5: Transportation of this application package for the Transportation Methodology Statement and Traffic Impact Study.

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

Please see Section 5: Transportation of this application package for the Transportation Methodology Statement and Traffic Impact Study.

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- b.** Can the additional traffic impact of the requested designation change be supported by the County's Thoroughfare Plan? **Please see Section 5: Transportation of this application package for the Transportation Methodology Statement and Traffic Impact Study.**

☐ **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.

Please see Section 5: Transportation of this application package for the Transportation Methodology Statement and Traffic Impact Study.

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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.

Please see Section 5: Transportation of this application package for the Transportation Methodology Statement and Traffic Impact Study.

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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) \_\_\_\_\_

Development of Regional Impact (please name) \_\_\_\_\_

# Myakka River Protection Plan Community Plan

Other (please name) Rezone Petition 14-15 (Lakepark Estates)

## Neighborhood Workshop

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

Date April 7, 2022 Location Virtual

Location <sup>Virtual</sup>

**Attach a copy of the Neighborhood Workshop newspaper advertisement, summary minutes of the workshop and attendance sheet.**

## 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 see Section 2: Narrative and Consistency of this application package.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **COUNTY CHARTER LANGUAGE PERTAINING TO COMPREHENSIVE PLAN AMENDMENTS**

2.2A(1) Provided, however, any ordinance amending Sarasota County's Comprehensive Plan which increases allowable land use density or intensity, shall require an affirmative vote of a majority plus one of the full membership of the Board of County Commissioners. (Added 11/6/2007.)

2.2A(2) Provided further, that from and after the effective date of this sub-section

2.2A(2), any ordinance amending Sarasota County's Comprehensive Plan which either:

- (1) adds lands lying outside the Urban Service Area Boundary to the Urban Service Area;
- (2) establishes new Future Land Use Overlay Districts which increase the allowable land use density or intensity on lands lying outside the Urban Service Area Boundary; or,
- (3) adds lands outside the Urban Service Area Boundary to either the Settlement Area Overlay or the Affordable Housing Overlay, shall be fiscally neutral and shall require the unanimous affirmative vote of the full membership of the Board of County Commissioners. July 2012 Edition 9

"Urban Service Area" shall mean that area delineated on that certain map titled "Future Land Use Map of Sarasota County," on file in the official records of the Clerk to the Board of County Commissioners.

This sub-section 2.2A(2) shall not apply to amendments to the goals, objectives, and policies of the Sarasota 2050 Resource Management Areas or to the Land Use Maps approved as part of Sarasota 2050.

This sub-section 2.2A(2) shall not apply to comprehensive plan amendments that were approved for transmittal to the Department of Community Affairs prior to January 1, 2008.

Any proposed ordinance amending Sarasota County's Comprehensive Plan eliminating the Urban Service Area Boundary from Sarasota County's Comprehensive Plan shall be subject to voter approval at a referendum election called for that purpose. (Pursuant to Section 163.3167(8), Florida Statutes, the requirement of a referendum for a Comprehensive Plan Amendment is prohibited.)

No Charter amendment adopted after the effective date of this sub-section 2.2A(2) that deals with the extent of or process for altering the Urban Service Area in Sarasota County's Comprehensive Plan shall become effective unless that amendment explicitly provides for the repeal of this sub-section 2.2A(2). (Added sub-section 2.2A(2) 5/6/2008)

[Link to County Charter](#)

LEGAL DESCRIPTION(S) See Attached.

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**A LEGIBLE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS REQUIRED. YOUR PETITION CANNOT BE PROCESSED WITHOUT THIS INFORMATION.**

**A TEXT VERSION OF THE LEGAL DESCRIPTION CAN BE PROVIDED ON THIS PAGE (ADDITIONAL PAGES IF NECESSARY).**

**AN ELECTRONIC VERSION OF THE LEGAL DESCRIPTION IN MICROSOFT WORD MUST BE SUBMITTED ON COMPACT DISK (CD).**



## **Addendum to Formal Application**

### **Production and Posting of Hearing Notification Signs**

Sarasota County has updated the public hearing notice signage standards to provide better visibility to the public and improve access to petition materials. We are no longer using the yellow 3 feet wide by 2 feet high handwritten/noted signs.

The signs will be required to be professionally produced 3 feet wide by 2 feet high. Agents are responsible for producing and posting the notification signs for both the Planning Commission hearing and the Board of County Commissioners hearing.

Planning Services will provide the agent with an electronic file of the sign design, a listing of design specifications, and the number of signs needed. The agent will arrange with the sign company of their choosing to produce the sign and arrange for pick-up and posting on the property.

Projects with multiple petition types (rezone, special exception, comprehensive plan amendment etc.) will have separate signs for each petition type. The signage will have visibly clear public hearing lettering in a color pallet created for each petition type. For example, rezone signs are green, special exceptions are light blue, coastal setback variance are turquoise, comprehensive plan amendments and developments of critical concern are dark blue.

The signage also contains a QR code to link to the County's website. This offers citizens a clearer pathway to easily access information about petitions

6/22/2021

## 1.2 Billable Fee Agreement Form

## BILLABLE FEE PAYMENT AGREEMENT

Petition Number: \_\_\_\_\_

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): Anthony J. Chiofalo, LWR Communities, LLC

Billing address: 14400 Covenant Way, Lakewood Ranch, FL 34202

Employer: LWR Communities, LLC

Employer's phone: 941-757-1570

Home address: \_\_\_\_\_

Home phone: \_\_\_\_\_

Drivers License No: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: Anthony J. Chiofalo

Print Name: Suzanne L. Fugate

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.

## 1.3 Owner Disclosure and Affidavit Forms



## DISCLOSURE OF OWNERSHIP OR OTHER INTEREST IN THE PROPERTY

Under the County Charter, this application may not be deemed complete until the applicant provides complete ownership or other interest disclosure.

Section 3.8 of the Sarasota County Charter requires disclosure of those who own and/or have an interest in property proposed for rezoning or special exception. This includes: owners, lessees, beneficiaries, contract purchasers, partnerships, and corporations. For any entity other than a publicly traded corporation or nonprofit corporation, the disclosure information must include the names of all persons having interests in the subject property, and the percentage of ownership held by each person. Please provide name(s), mailing address(es), and street address(es) for all persons.

Existing Owner Heritage Ranch, LLC

(Name)

Contract purchaser (attach copy of the signed contract) n/a

(Name)

Lessee (attach a copy of the signed lease) n/a

(Name)

If any owner, part owner, or beneficiary is:

- Individual (indicate name exactly as recorded and list all other owners)
- Partnership (limited or business entity - name owners and percentage held by each)
- Corporation other than publicly traded or nonprofit, name all shareholders and percentage held by each
- Trust (Name beneficiaries and percentage held by each)
- Other \_\_\_\_\_

(Please list below and attach additional sheets as needed for each of the above types of ownership to ensure that all required information is submitted)

Type	Name	Address	Percent of Interest
	*Heritage Ranch, LLC	14400 Covenant Way, Lakewood Ranch, FL, 34202-8900	

\*The sole Member of Heritage Ranch, LLC is SMR Conservation Properties, LLC, of which Schroeder-Manatee Ranch, Inc., a Delaware corporation is the Authorized Member. The list of shareholders is attached as Exhibit A.

## OWNER AFFIDAVIT

I, Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc., being first duly sworn, depose and say that I am the owner of the property which is the subject matter of this application; that I am 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 my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. I further designate the agent identified below to act as my representative in any matter regarding this petition. I authorize County staff to visit the site as necessary for proper review of this petition. If there are any special conditions limiting staff access such as guard dogs, locked gates, restricted hours, etc., I have provided the name and phone number of someone who can allow entry.

### AGENT:

NAME Katie LaBarr, AICP, for LWR Communities, LLC

ADDRESS 6920 Professional Parkway

CITY Sarasota STATE FL ZIP 34240-8414

PHONE/FAX (941)-907-6900

EMAIL Katie.LaBarr@stantec.com

### OWNER:

SIGNATURE 

NAME Heritage Ranch LLC

ADDRESS: 14400 Covenant Way

CITY Lakewood Ranch STATE FL ZIP 34202-8900

PHONE/FAX 941-757-1570

EMAIL suzanne.fugate@lakewoodranch.com

STATE OF Florida COUNTY OF Manatee

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFOR ME THIS

22<sup>nd</sup> DAY OF April, 2022

BY Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc.

(PERSON MAKING STATEMENT)

PERSONALLY KNOWN: X PRODUCED IDENTIFICATION: \_\_\_\_\_

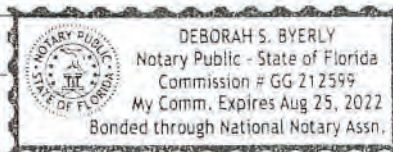
IDENTIFICATION PRODUCED: \_\_\_\_\_



NOTARY PUBLIC SIGNATURE

(SEAL) Deborah S. Byerly

(NAME OF NOTARY TYPED PRINTED OR STAMPED)





# Exhibit A

## SCHROEDER-MANATEE RANCH, INC. Outstanding Certificates as of October 24, 2017

Cert No.	Issued to	No of shares
1	Gertrude Elser Schroeder Trust 6 f/b/o Peter E. Coburn	4,040
2	Gertrude Elser Schroeder Trust 6 f/b/o Constance Coburn	4,040
3	Gertrude Elser Schroeder Trust 6 f/b/o Lane Coburn	4,040
22	Reven Uihlein (see also 79)	2,520
29	Robert A. Uihlein III Trust #1	7,560
30	Robert A. Uihlein III Trust #2	7,560
31	Robert A. Uihlein III Trust #3	3,780
32	Robert A. Uihlein III Trust #4	630
34	James I. Uihlein Trust #1	7,560
35	James I. Uihlein Trust #2	7,560
36	James I. Uihlein Trust #3	3,780
37	James I. Uihlein Trust #4	630
38	Robert B. Trainer (Jr.) Trust #1	7,560
39	Robert B. Trainer (Jr.) Trust #3	420
40	Mary U. Trainer Trust #4 f/b/o Robert B. Trainer, Jr.	11,760
41	Charles I. Trainer Trust #1	7,560
42	Charles I. Trainer Trust #3	420
43	Mary U. Trainer Trust #4 f/b/o Charles I. Trainer	11,760
44	Stevens U. Trainer Trust #1	7,560
45	Stevens U. Trainer Trust #3	420
46	Mary U. Trainer Trust #4 f/b/o Stevens U. Trainer	11,760
47	Marie Z. Uihlein Family Trust B f/b/o Paula U. Schleicher	3,780
48	Marie Z. Uihlein Family Trust B f/b/o Elena U. Crim	3,780
53	1959 Bankshares Trust f/b/o Paula U. Schleicher	20,160
54	1959 Bankshares Trust f/b/o Elena U. Crim	20,160
55	Erwin C. Uihlein, Jr. Trust #2 f/b/o Paula U. Schleicher	20,160
56	Erwin C. Uihlein, Jr. Trust #2 f/b/o Elena U. Crim	20,160
57	Paula Marie Uihlein Trust #1 f/b/o Paula U. Schleicher	28,980
58	Paula Marie Uihlein Trust #1 f/b/o Elena U. Crim	28,980
59	Paula Marie Uihlein Trust #2 f/b/o Paula U. Schleicher	20,160
60	Paula Marie Uihlein Trust #2 f/b/o Elena U. Crim	20,160
61	Elena Uihlein Trust #1 f/b/o Elena U. Crim	22,680
62	Elena Uihlein Trust #1 f/b/o Paula U. Schleicher	22,680
63	Elena Uihlein Trust #2 f/b/o Paula U. Schleicher	2,520
64	Elena Uihlein Trust #2 f/b/o Elena U. Crim	2,520
66	Diane U. Frauen	1,260
74	Michael A. Uihlein	1,680
76	JoAnna U. Bratt	1,680
77	Elizabeth U. Ulbrick	1,680
79	Reven U. Fellars	1,680



81	Virginia Skye Nicholson Investment Management Trust (see also, 82, 87)	1,100
82	Virginia Skye Nicholson Investment Management Trust	370
85	Elizabeth Markham Nicholson 1996 Descendants' Trust	7,680
87	Virginia Skye Nicholson Investment Management Trust	370
91	John U. Olson	840
92	Noelle I. Nicholson Investment Management Trust	1,840
94	Hare & Co. (G. Pabst III)	12,600
96	Mellna Nicholson Investment Management Trust	1,840
100	Virginia Diane Uihlein Schroeder-Manatee Special Investment Trust	11,160
101	Band & Co. (Deborah Burg Schroeder-Manatee Special Investment Trust)	6,210
106	Band & Co. (Tamara L. Steck Schroeder-Manatee Special Investment Trust)	3,720
108	Band & Co. (Pamela Uihlein Beneducci Schroeder-Manatee Special Investment Trust)	7,440
109	Band & Co. (Sarah Uihlein Rockwell Schroeder-Manatee Special Investment Trust)	7,440
110	Hollie Marie Crim Trust u/a dated March 6, 2000	936
111	Kurt Uihlein Schleicher Trust u/a dated March 6, 2000	936
112	Laura Uihlein Schleicher Trust u/a dated March 6, 2000	936
113	Gretchen Elena Schleicher Trust u/a dated March 6, 2000	936
114	Christina Marie Schleicher Trust u/a dated March 6, 2000	936
118	Molly Bruneau Qualified Marital Trust	2,100
119	Molly Bruneau Exempt Qualified Marital Trust	2,100
121	Gertrude Elser Schroeder Trust #261 (same as Trust #6 f/b/o Peter Coburn)	4,040
122	Gertrude Elser Schroeder Trust #262 (same as Trust #6 f/b/o Constance Coburn)	4,040
123	Gertrude Elser Schroeder Trust #263 (same as Trust #6 f/b/o Lane Coburn)	4,040
124	Marianne Elser Markham Trust #1 (Account 614)	3,300
125	Marie Z. Uihlein Trust #1 f/b/o Paula U. Schleicher	930
126	Marie Z. Uihlein Trust #1 f/b/o Elena U. Crim	930
127	Erwin C. Uihlein, Jr. Trust #2 f/b/o Paula U. Schleicher	1,260
128	Erwin C. Uihlein, Jr. Trust #2 f/b/o Elena U. Crim	1,260
129	Elizabeth M. Nicholson 1996 Descendants' Trust	4,255
132	Kiley A. Uihlein Minority Trust	70
134	Kiley A. Uihlein Minority Trust	70
136	Lisa A. Schmitz 1974 Trust	252
137	Kelly F. Uihlein 1974 Trust	252
138	Alison J. Dunkley 1974 Trust	252
139	Shaughn V. Uihlein 1974 Trust	252
140	Chad W. Uihlein 1974 Trust	252
141	Lisa A. Schmitz SMR Trust	2,232



142	Kelly F. Uihlein SMR Trust	2,232
145	Chad W. Uihlein SMR Trust	2,232
151	Robert A. Uihlein, Jr. Trust 4 f/b/o Robert A. Uihlein III	26,460
152	Robert A. Uihlein, Jr. Trust 4 f/b/o James I. Uihlein	26,460
153	Sarah O. Zimmerman	6,300
154	John U. Olson	6,300
155	Sarah O. Zimmerman	840
156	David V. Uihlein, Jr.	3,150
157	Alexander Vogel Uihlein and Lily Changehien Uihlein, jtwros	3,150
159	Charles B. Uihlein	3,150
160	Jeanne Hook-Martin	6,300
161	George M.V. Hook	6,300
163	Hollie Marie Crim Trust u/a dated March 6, 2000	100
164	Kurt Uihlein Schleicher Trust u/a dated March 6, 2000	100
165	Laura Uihlein Schleicher Trust u/a dated March 6, 2000	100
166	Gretchen Elena Schleicher Trust u/a dated March 6, 2000	100
167	Christina Marie Schleicher Trust u/a dated March 6, 2000	100
168	Frederick W. Patton Schroeder-Manatee Special Investment Trust	6,210
169	Elizabeth A. U. Sadoff & David Sadoff Jt Ten WROS	3,150
170	William Benedict Steck	2,095
171	Sarah O. Zimmerman	1,125
172	Alison J. Dunkley SMR Trust	1,532
173	Shaughn V. Uihlein SMR Trust	1,432
174	David V. Uihlein, Jr.	1,500
175	Shawn D. Macaulay Schroeder-Manatee Special Investment Trust dated 12/20/99	3,105
176	James I. and Mary P. Uihlein Grandchildren's Trust	1,890
177	Kiley A. Uihlein	1,610
178	Kiley A. Uihlein Minority Trust	140
179	Alfred U. Elser Jr. Trust 8 f/b/o Alfred U. Elser III	5,240
180	Alfred U. Elser Jr. Trust 8 f/b/o Amy Elser Hall	5,240
181	Alfred U. Elser Jr. Trust 8 f/b/o Elizabeth L. Elser	5,240
185	George A. Markham Administrative Trust	245
186	Noelle I. Nicholson Investment Management Trust	1,800
187	Virginia S. Nicholson Investment Management Trust	1,800
188	Melina M. Willinger Investment Management Trust	1,800
189	(Edward Scott Patton Schroeder-Manatee Special Investment Trust)	6,210
	TOTAL SHARES OUTSTANDING	601,695*

The mailing address for all shareholders is 14400 Covenant Way, Lakewood Ranch, FL 34202, Attn: Corporate Secretary.



## DISCLOSURE OF OWNERSHIP OR OTHER INTEREST IN THE PROPERTY

**Under the County Charter, this application may not be deemed complete until the applicant provides complete ownership or other interest disclosure.**

Section 3.8 of the Sarasota County Charter requires disclosure of those who own and/or have an interest in property proposed for rezoning or special exception. This includes: owners, lessees, beneficiaries, contract purchasers, partnerships, and corporations. For any entity other than a publicly traded corporation or nonprofit corporation, the disclosure information must include the names of all persons having interests in the subject property, and the percentage of ownership held by each person. Please provide name(s), mailing address(es), and street address(es) for all persons.

Existing Owner John Cannon Homes - Eastmoor L.L.C.

(Name)

*John Cannon Homes - Eastmoor LLC is a single-member LLC whose sole member is John Cannon Homes, Inc.*

Contract purchaser (attach copy of the signed contract) n/a

(Name)

Lessee (attach a copy of the signed lease) n/a

(Name)

If any owner, part owner, or beneficiary is:

- Individual (indicate name exactly as recorded and list all other owners)
- Partnership (limited or business entity - name owners and percentage held by each)
- Corporation other than publicly traded or nonprofit, name all shareholders and percentage held by each
- Trust (Name beneficiaries and percentage held by each)
- Other \_\_\_\_\_

(Please list below and attach additional sheets as needed for each of the above types of ownership to ensure that all required information is submitted)

*Ownership of John Cannon Homes, Inc is as follows:*

Type	Name	Address	Percent of Interest
Individual	John Cannon	6710 Professional Pkwy, Suite 100 Sarasota, FL 34240	50%
Individual	Phillips Cannon	6710 Professional Pkwy, Suite 100 Sarasota, FL 34240	50%



## OWNER AFFIDAVIT

I John Cannon, being first duly sworn, depose and say that I am the owner of the property which is the subject matter of this application; that I am 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 my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. I further designate the agent identified below to act as my representative in any matter regarding this petition. I authorize County staff to visit the site as necessary for proper review of this petition. If there are any special conditions limiting staff access such as guard dogs, locked gates, restricted hours, etc., I have provided the name and phone number of someone who can allow entry.

### AGENT:

NAME Katie LaBarr, AICP, for LWR Communities, LLC

ADDRESS 6920 Professional Parkway

CITY Sarasota STATE FL ZIP 34240-8414

PHONE/FAX (941)-907-6900

EMAIL Katie.LaBarr@stantec.com

### OWNER:

SIGNATURE [Signature]

NAME John Cannon Homes Eastmoor LLC

ADDRESS 6710 Professional Pkwy, STE 100

CITY Sarasota STATE FL ZIP 34240

PHONE/FAX 941-924-5935

EMAIL John@JohnCannonHomes.Com

STATE OF FL COUNTY OF Sarasota

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS

22 DAY OF April

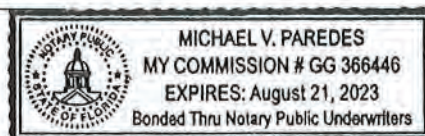
BY John Cannon  
(PERSON MAKING STATEMENT)

PERSONALLY KNOWN: X PRODUCED IDENTIFICATION: \_\_\_\_\_

IDENTIFICATION PRODUCED: \_\_\_\_\_

[Signature]  
NOTARY PUBLIC SIGNATURE

(SEAL) \_\_\_\_\_  
(NAME OF NOTARY TYPED PRINTED OR STAMPED)



Revised 3/15/2019



## DISCLOSURE OF OWNERSHIP OR OTHER INTEREST IN THE PROPERTY

**Under the County Charter, this application may not be deemed complete until the applicant provides complete ownership or other interest disclosure.**

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Existing Owner Schwartz Farms INC

(Name)

Contract purchaser (attach copy of the signed contract) n/a

(Name)

Lessee (attach a copy of the signed lease) n/a

(Name)

If any owner, part owner, or beneficiary is:

- Individual (indicate name exactly as recorded and list all other owners)
- Partnership (limited or business entity - name owners and percentage held by each)
- Corporation other than publicly traded or nonprofit, name all shareholders and percentage held by each
- Trust (Name beneficiaries and percentage held by each)
- Other \_\_\_\_\_

(Please list below and attach additional sheets as needed for each of the above types of ownership to ensure that all required information is submitted)

Type	Name	Address	Percent of Interest
	Michael David Schwartz	13211 Fruitville Rd SARASOTA, FL 34240	40.582573
	Janet Lynn Miller	13411 Fruitville Rd Sarasota FL 34240	41.833840
	Jamie Lee Schwartz	25216 65th Ave E. Myakka City, FL 34251	4.6099290
	Jared Michael Schwartz	13311 Fruitville Rd Sarasota, FL 34240	4.6099290
	Jessica Lynn Thum	13251 Fruitville Rd Sarasota, FL 34240	4.6099290
	TRUST Jamie Lee Schwartz	25216 65th Ave E. Myakka City, FL 34251	1.2512670
	Trust Jared Michael Schwartz	13311 Fruitville Rd SARASOTA FL 34240	1.2512670
	Trust Jessica Lynn Thum	13251 Fruitville Rd SARASOTA, FL 34240	1.2512670



# OWNER AFFIDAVIT

I Michael David Schwartz, being first duly sworn, depose and say that I am the owner of the property which is the subject matter of this application; that I am 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 my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. I further designate the agent identified below to act as my representative in any matter regarding this petition. I authorize County staff to visit the site as necessary for proper review of this petition. If there are any special conditions limiting staff access such as guard dogs, locked gates, restricted hours, etc., I have provided the name and phone number of someone who can allow entry.

## AGENT:

NAME Katie LaBarr, AICP, for LWR Communities, LLC

ADDRESS 6920 Professional Parkway

CITY Sarasota STATE FL ZIP 34240-8414

PHONE/FAX (941)-907-6900

EMAIL Katie.LaBarr@stantec.com

## OWNER:

SIGNATURE [Signature]

NAME Michael Schwartz as President of Schwartz Farms INC

ADDRESS: 13011 Fruitville Rd

CITY Sarasota STATE FL ZIP 34240-9292

PHONE/FAX 941-737-4785

EMAIL ffmgwr4@aol.com

STATE OF FL COUNTY OF MANATEE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS

25TH DAY OF APRIL

BY MICHAEL DAVID SCHWARTZ  
(PERSON MAKING STATEMENT)

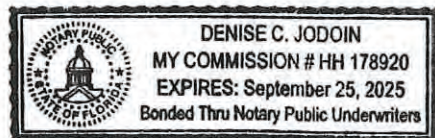
PERSONALLY KNOWN: \_\_\_\_\_ PRODUCED IDENTIFICATION: ☒

IDENTIFICATION PRODUCED: DRIVERS LICENSE

[Signature]  
NOTARY PUBLIC SIGNATURE

(SEAL) DENISE C. JODOIN

(NAME OF NOTARY TYPED PRINTED OR STAMPED)





## DISCLOSURE OF OWNERSHIP OR OTHER INTEREST IN THE PROPERTY

Under the County Charter, this application may not be deemed complete until the applicant provides complete ownership or other interest disclosure.

Section 3.8 of the Sarasota County Charter requires disclosure of those who own and/or have an interest in property proposed for rezoning or special exception. This includes: owners, lessees, beneficiaries, contract purchasers, partnerships, and corporations. For any entity other than a publicly traded corporation or nonprofit corporation, the disclosure information must include the names of all persons having interests in the subject property, and the percentage of ownership held by each person. Please provide name(s), mailing address(es), and street address(es) for all persons.

Existing Owner SMR/Myakka LLC

(Name)

Contract purchaser (attach copy of the signed contract) n/a

(Name)

Lessee (attach a copy of the signed lease) n/a

(Name)

If any owner, part owner, or beneficiary is:

- Individual (indicate name exactly as recorded and list all other owners)
- Partnership (limited or business entity - name owners and percentage held by each)
- Corporation other than publicly traded or nonprofit, name all shareholders and percentage held by each
- Trust (Name beneficiaries and percentage held by each)
- Other \_\_\_\_\_

(Please list below and attach additional sheets as needed for each of the above types of ownership to ensure that all required information is submitted)

Type	Name	Address	Percent of Interest
	*SMR/Myakka LLC	14400 Covenant Way, Lakewood Ranch, FL 34202-8900	

\*Schoreder-Manatee Ranch, Inc., a Delaware corporation is the sole Member of SMR/Myakka LLC. The list of shareholders is attached as Exhibit A.

## OWNER AFFIDAVIT

I, Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc., being first duly sworn, depose and say that I am the owner of the property which is the subject matter of this application; that I am 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 my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. I further designate the agent identified below to act as my representative in any matter regarding this petition. I authorize County staff to visit the site as necessary for proper review of this petition. If there are any special conditions limiting staff access such as guard dogs, locked gates, restricted hours, etc., I have provided the name and phone number of someone who can allow entry.

### AGENT:

NAME Katie LaBarr, AICP, for LWR Communities, LLC

ADDRESS 6920 Professional Parkway

CITY Sarasota STATE FL ZIP 34240-8414

PHONE/FAX (941)-907-6900

EMAIL Katie.LaBarr@stantec.com

### OWNER:

SIGNATURE 

NAME SMR/Myakka LLC

ADDRESS: 14400 Covenant Way

CITY Lakewood Ranch STATE FL ZIP 34202-8900

PHONE/FAX 941-757-1570

EMAIL suzanne.fugate@lakewoodranch.com

STATE OF Florida COUNTY OF Manatee

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFOR ME THIS

22<sup>nd</sup> DAY OF April, 2022

BY Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc.  
(PERSON MAKING STATEMENT)

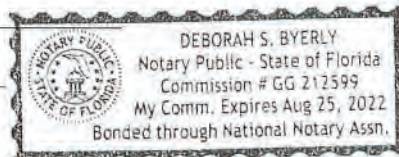
PERSONALLY KNOWN: X PRODUCED IDENTIFICATION:       

IDENTIFICATION PRODUCED:

  
NOTARY PUBLIC SIGNATURE

(SEAL) Deborah S. Byerly

(NAME OF NOTARY TYPED PRINTED OR STAMPED)





# Exhibit A

## SCHROEDER-MANATEE RANCH, INC. Outstanding Certificates as of October 24, 2017

Cert No.	Issued to	No of shares
1	Gertrude Elser Schroeder Trust 6 f/b/o Peter E. Coburn	4,040
2	Gertrude Elser Schroeder Trust 6 f/b/o Constance Coburn	4,040
3	Gertrude Elser Schroeder Trust 6 f/b/o Lane Coburn	4,040
22	Reven Uihlein (see also 79)	2,520
29	Robert A. Uihlein III Trust #1	7,560
30	Robert A. Uihlein III Trust #2	7,560
31	Robert A. Uihlein III Trust #3	3,780
32	Robert A. Uihlein III Trust #4	630
34	James I. Uihlein Trust #1	7,560
35	James I. Uihlein Trust #2	7,560
36	James I. Uihlein Trust #3	3,780
37	James I. Uihlein Trust #4	630
38	Robert B. Trainer (Jr.) Trust #1	7,560
39	Robert B. Trainer (Jr.) Trust #3	420
40	Mary U. Trainer Trust #4 f/b/o Robert B. Trainer, Jr.	11,760
41	Charles I. Trainer Trust #1	7,560
42	Charles I. Trainer Trust #3	420
43	Mary U. Trainer Trust #4 f/b/o Charles I. Trainer	11,760
44	Stevens U. Trainer Trust #1	7,560
45	Stevens U. Trainer Trust #3	420
46	Mary U. Trainer Trust #4 f/b/o Stevens U. Trainer	11,760
47	Marie Z. Uihlein Family Trust B f/b/o Paula U. Schleicher	3,780
48	Marie Z. Uihlein Family Trust B f/b/o Elena U. Crim	3,780
53	1959 Bankshares Trust f/b/o Paula U. Schleicher	20,160
54	1959 Bankshares Trust f/b/o Elena U. Crim	20,160
55	Erwin C. Uihlein, Jr. Trust #2 f/b/o Paula U. Schleicher	20,160
56	Erwin C. Uihlein, Jr. Trust #2 f/b/o Elena U. Crim	20,160
57	Paula Marie Uihlein Trust #1 f/b/o Paula U. Schleicher	28,980
58	Paula Marie Uihlein Trust #1 f/b/o Elena U. Crim	28,980
59	Paula Marie Uihlein Trust #2 f/b/o Paula U. Schleicher	20,160
60	Paula Marie Uihlein Trust #2 f/b/o Elena U. Crim	20,160
61	Elena Uihlein Trust #1 f/b/o Elena U. Crim	22,680
62	Elena Uihlein Trust #1 f/b/o Paula U. Schleicher	22,680
63	Elena Uihlein Trust #2 f/b/o Paula U. Schleicher	2,520
64	Elena Uihlein Trust #2 f/b/o Elena U. Crim	2,520
66	Diane U. Frauen	1,260
74	Michael A. Uihlein	1,680
76	JoAnna U. Bratt	1,680
77	Elizabeth U. Ulbrick	1,680
79	Reven U. Fellars	1,680



81	Virginia Skye Nicholson Investment Management Trust (see also, 82, 87)	1,100
82	Virginia Skye Nicholson Investment Management Trust	370
85	Elizabeth Markham Nicholson 1996 Descendants' Trust	7,680
87	Virginia Skye Nicholson Investment Management Trust	370
91	John U. Olson	840
92	Noelle I. Nicholson Investment Management Trust	1,840
94	Hare & Co. (G. Pabst III)	12,600
96	Melina Nicholson Investment Management Trust	1,840
100	Virginia Diane Uihlein Schroeder-Manatee Special Investment Trust	11,160
101	Band & Co. (Deborah Burg Schroeder-Manatee Special Investment Trust)	6,210
106	Band & Co. (Tamara L. Steck Schroeder-Manatee Special Investment Trust)	3,720
108	Band & Co. (Pamela Uihlein Beneducci Schroeder-Manatee Special Investment Trust)	7,440
109	Band & Co. (Sarah Uihlein Rockwell Schroeder-Manatee Special Investment Trust)	7,440
110	Hollie Marie Crim Trust u/a dated March 6, 2000	936
111	Kurt Uihlein Schleicher Trust u/a dated March 6, 2000	936
112	Laura Uihlein Schleicher Trust u/a dated March 6, 2000	936
113	Gretchen Elena Schleicher Trust u/a dated March 6, 2000	936
114	Christina Marie Schleicher Trust u/a dated March 6, 2000	936
118	Molly Bruneau Qualified Marital Trust	2,100
119	Molly Bruneau Exempt Qualified Marital Trust	2,100
121	Gertrude Elser Schroeder Trust #261 (same as Trust #6 f/b/o Peter Coburn)	4,040
122	Gertrude Elser Schroeder Trust #262 (same as Trust #6 f/b/o Constance Coburn)	4,040
123	Gertrude Elser Schroeder Trust #263 (same as Trust #6 f/b/o Lane Coburn)	4,040
124	Marianne Elser Markham Trust #1 (Account 614)	3,300
125	Marie Z. Uihlein Trust #1 f/b/o Paula U. Schleicher	930
126	Marie Z. Uihlein Trust #1 f/b/o Elena U. Crim	930
127	Erwin C. Uihlein, Jr. Trust #2 f/b/o Paula U. Schleicher	1,260
128	Erwin C. Uihlein, Jr. Trust #2 f/b/o Elena U. Crim	1,260
129	Elizabeth M. Nicholson 1996 Descendants' Trust	4,255
132	Kiley A. Uihlein Minority Trust	70
134	Kiley A. Uihlein Minority Trust	70
136	Lisa A. Schmitz 1974 Trust	252
137	Kelly F. Uihlein 1974 Trust	252
138	Alison J. Dunkley 1974 Trust	252
139	Shaughn V. Uihlein 1974 Trust	252
140	Chad W. Uihlein 1974 Trust	252
141	Lisa A. Schmitz SMR Trust	2,232



142	Kelly F. Uihlein SMR Trust	2,232
145	Chad W. Uihlein SMR Trust	2,232
151	Robert A. Uihlein, Jr. Trust 4 f/b/o Robert A. Uihlein III	26,460
152	Robert A. Uihlein, Jr. Trust 4 f/b/o James I. Uihlein	26,460
153	Sarah O. Zimmerman	6,300
154	John U. Olson	6,300
155	Sarah O. Zimmerman	840
156	David V. Uihlein, Jr.	3,150
157	Alexander Vogel Uihlein and Lily Changehien Uihlein, jtwros	3,150
159	Charles B. Uihlein	3,150
160	Jeanne Hook-Martin	6,300
161	George M.V. Hook	6,300
163	Hollie Marie Crim Trust u/a dated March 6, 2000	100
164	Kurt Uihlein Schleicher Trust u/a dated March 6, 2000	100
165	Laura Uihlein Schleicher Trust u/a dated March 6, 2000	100
166	Gretchen Elena Schleicher Trust u/a dated March 6, 2000	100
167	Christina Marie Schleicher Trust u/a dated March 6, 2000	100
168	Frederick W. Patton Schroeder-Manatee Special Investment Trust	6,210
169	Elizabeth A. U. Sadoff & David Sadoff Jt Ten WROS	3,150
170	William Benedict Steck	2,095
171	Sarah O. Zimmerman	1,125
172	Allson J. Dunkley SMR Trust	1,532
173	Shaughn V. Uihlein SMR Trust	1,432
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181	Alfred U. Elser Jr. Trust 8 f/b/o Elizabeth L. Elser	5,240
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188	Melina M. Willinger Investment Management Trust	1,800
189	(Edward Scott Patton Schroeder-Manatee Special Investment Trust)	6,210
	TOTAL SHARES OUTSTANDING	601,695*

The mailing address for all shareholders is 14400 Covenant Way, Lakewood Ranch, FL 34202, Attn: Corporate Secretary.



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Existing Owner BHEG Lakepark LLC, a Delaware limited liability company

(Name)

Contract purchaser (attach copy of the signed contract) N/A

(Name)

Lessee (attach a copy of the signed lease) N/A

(Name)

If any owner, part owner, or beneficiary is:

- Individual (indicate name exactly as recorded and list all other owners)
- Partnership (limited or business entity - name owners and percentage held by each)
- Corporation other than publicly traded or nonprofit, name all shareholders and percentage held by each
- Trust (Name beneficiaries and percentage held by each)
- Other \_\_\_\_\_

(Please list below and attach additional sheets as needed for each of the above types of ownership to ensure that all required information is submitted)

Type	Name	Address	Percent of Interest
Sole Member	BHEG Venture I-A LLC	1140 Virginia Drive, Fort Washington, PA 19034	100%
**FOR BHEG	Venture I-A LLC (above):		
Member	TOBI III SPE XXXIX LLC	650 Newport Center Drive, Newport Beach, CA 92660	69.825%
Member	HVS XXXIX LLC	650 Newport Center Drive, Newport Beach, CA 92660	29.925%
Member	J & B Dream Partners LLC	1140 Virginia Drive, Fort Washington, PA 19034	0.250%



## OWNER AFFIDAVIT

I, A. Janelle Iturbe, an Authorized Representative for BHEG Lakepark LLC, being first duly sworn, depose and say that I am the owner of the property which is the subject matter of this application; that I am 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 my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. I further designate the agent identified below to act as my representative in any matter regarding this petition. I authorize County staff to visit the site as necessary for proper review of this petition. If there are any special conditions limiting staff access such as guard dogs, locked gates, restricted hours, etc., I have provided the name and phone number of someone who can allow entry.

### AGENT:

NAME Katie LaBarr, AICP, for LWR Communities, LLC

ADDRESS 6920 Professional Parkway

CITY Sarasota STATE FL ZIP 34240-8414

PHONE/FAX (941)-907-6900

EMAIL Katie.LaBarr@stantec.com

### OWNER:

SIGNATURE A. Janelle Iturbe

NAME A. Janelle Iturbe, an Authorized Representative of BHEG Lakepark LLC

ADDRESS: 1140 Virginia Dr

CITY Fort Washington STATE PA ZIP 19034

PHONE/FAX (215) 938-8265

EMAIL jiturbe@gibraltarrec.com

STATE OF Pennsylvania COUNTY OF Montgomery

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS

20th DAY OF April, 2022.

BY A. Janelle Iturbe  
(PERSON MAKING STATEMENT)

PERSONALLY KNOWN: ☒ PRODUCED IDENTIFICATION: ☐

IDENTIFICATION PRODUCED: \_\_\_\_\_

Heather L. McGill  
NOTARY PUBLIC SIGNATURE

(SEAL) Heather L. McGill  
(NAME OF NOTARY TYPED PRINTED OR STAMPED)

Commonwealth of Pennsylvania - Notary Seal  
HEATHER L. MCGILL - Notary Public  
Montgomery County  
My Commission Expires Apr 15, 2024  
Commission Number 1241168

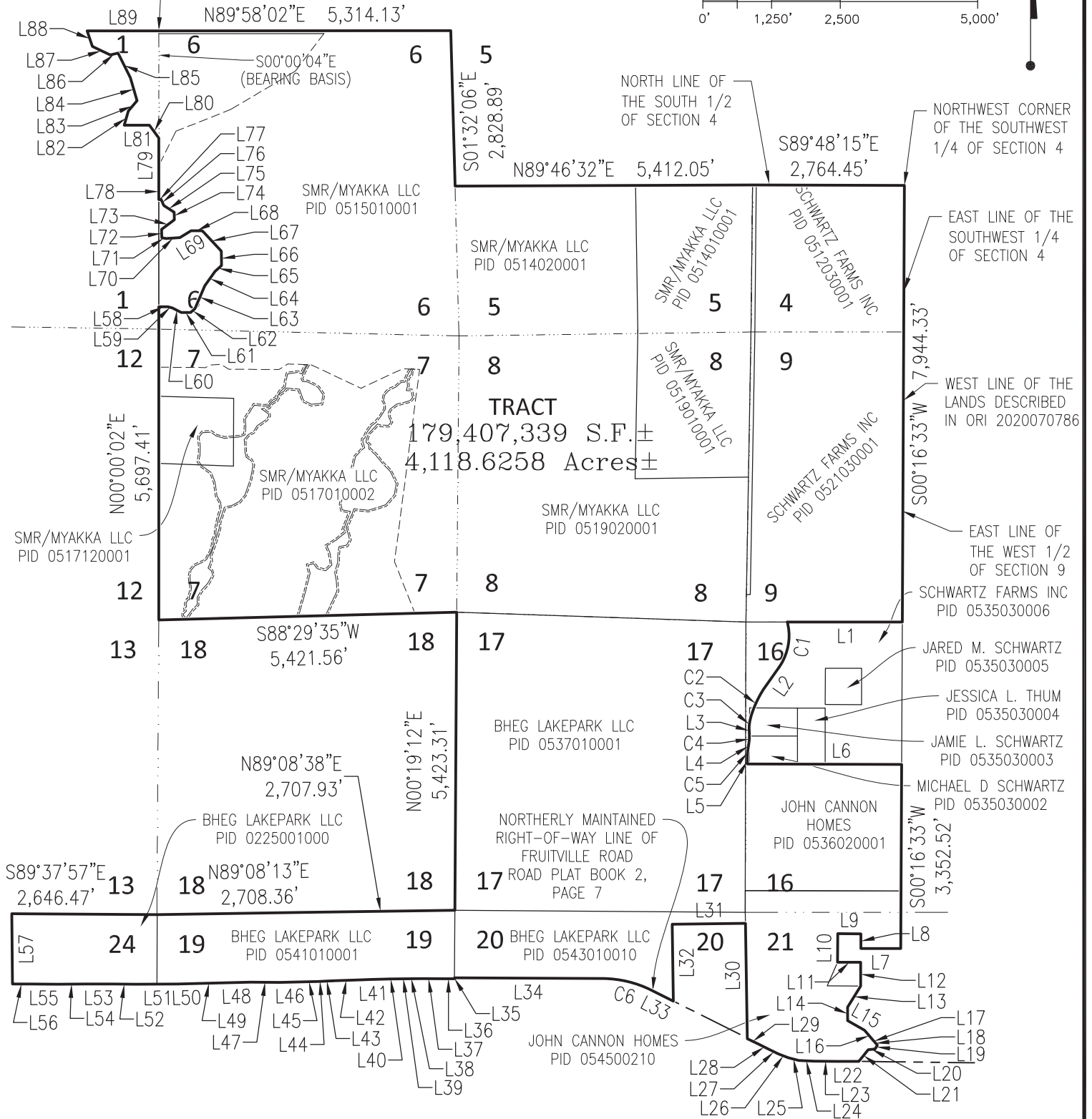
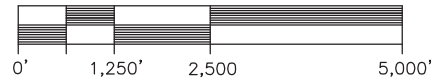
## 1.4 Sketch and Legal Description

# POINT OF BEGINNING

NORTHWEST CORNER OF SECTION 6  
FOUND 4"x4" CONCRETE MONUMENT  
WITH DISK STAMPED "PRM 3723"

## "EXHIBIT"

SCALE: 1"=2,500'



REV.A; REVISED BOUNDARY & DESCRIPTION; EDM; 05/04/22

Apr 29, 2022 - 10:23:33

This is NOT a Survey and Not valid without all sheets.

EDMEJIA\J:\2156\active\215616414\survey\drawing\S&D's\215616414v\_spsk13.dwg

SKETCH & DESCRIPTION OF A TRACT OF LAND LOCATED IN  
SECTIONS 4, 5, 6, 7, 8, 9, 16, 19, 20 & 21, TOWNSHIP  
36 S., RANGE 20 E., & SECTIONS 1 & 24, TOWNSHIP 36  
S., RANGE 19 E., SARASOTA COUNTY, FLORIDA



### Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7866

TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215616414v-spsk13	PROJECT NO: 215616414	SHEET 1 OF 4	DRAWING INDEX NO: B16414v-SPSK13*	REV: A
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# "EXHIBIT"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"W	2,089.79'
L2	S34°47'52"W	468.83'
L3	S02°35'48"E	77.29'
L4	S09°46'31"W	50.21'
L5	S00°07'26"W	107.17'
L6	S89°52'33"E	2,809.46'
L7	N89°42'42"W	726.86'
L8	N00°20'12"E	266.12'
L9	N89°39'48"W	420.00'
L10	S00°20'12"W	520.00'
L11	S89°39'48"E	420.00'
L12	S00°20'12"W	430.00'
L13	S31°24'22"W	449.38'
L14	S00°20'14"W	246.00'
L15	S60°37'30"E	355.00'
L16	S39°36'43"E	263.73'
L17	S89°08'23"E	0.38'
L18	S42°52'27"E	93.26'
L19	S30°02'51"W	81.13'
L20	S84°18'43"W	124.92'
L21	S39°04'38"W	273.97'
L22	S89°41'26"W	393.64'
L23	N89°09'49"W	422.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N87°42'17"W	274.31'
L25	N75°30'40"W	197.87'
L26	N68°54'54"W	197.02'
L27	N63°51'03"W	173.82'
L28	N63°29'40"W	222.68'
L29	N64°31'33"W	232.63'
L30	N00°52'40"W	2,100.78'
L31	S89°14'40"W	1,334.00'
L32	S00°53'28"E	1,399.08'
L33	N63°29'40"W	456.79'
L34	N89°43'54"W	2,707.45'
L35	S00°24'06"W	16.00'
L36	N89°43'54"W	220.91'
L37	N89°57'39"W	500.00'
L38	S89°47'18"W	119.36'
L39	N89°52'05"W	180.52'
L40	S88°15'06"W	276.02'
L41	S87°58'05"W	424.38'
L42	S88°18'42"W	500.02'
L43	S87°23'40"W	199.73'
L44	S87°58'05"W	51.20'
L45	S88°05'41"W	348.76'
L46	S89°10'09"W	350.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N89°45'51"W	548.94'
L48	S88°37'45"W	500.02'
L49	S88°30'52"W	500.02'
L50	S88°43'27"W	315.37'
L51	S89°34'40"W	766.79'
L52	N89°38'00"W	417.14'
L53	N89°38'00"W	500.00'
L54	S89°33'52"W	500.05'
L55	N89°51'45"W	500.00'
L56	N89°38'02"W	323.93'
L57	N00°29'50"W	1,278.42'
L58	N88°41'30"E	166.74'
L59	S74°44'41"E	84.66'
L60	S62°36'08"E	181.95'
L61	S89°59'59"E	169.10'
L62	N48°45'11"E	104.55'
L63	N23°36'35"E	455.33'
L64	N34°51'09"E	322.40'
L65	N49°07'07"E	157.03'
L66	N01°26'56"W	261.50'
L67	N42°37'03"W	506.60'
L68	N89°42'21"W	204.51'
L69	S57°54'05"W	239.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L70	S86°12'26"W	254.93'
L71	N76°12'01"W	81.02'
L72	N00°30'41"W	150.06'
L73	N53°18'38"E	291.62'
L74	N03°08'09"W	137.44'
L75	N56°42'17"W	219.64'
L76	N24°06'19"W	123.42'
L77	S85°09'11"W	44.04'
L78	N00°00'09"E	289.51'
L79	N00°00'04"W	829.34'
L80	N35°32'55"W	289.52'
L81	N89°59'33"W	460.15'
L82	N15°58'14"E	265.66'
L83	N40°19'14"E	246.56'
L84	N15°47'23"W	433.97'
L85	N26°42'27"W	502.56'
L86	S76°41'15"W	147.00'
L87	N64°21'03"W	359.24'
L88	N18°33'15"W	298.59'
L89	S89°58'05"E	1,301.66'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,015.00'	48°30'42"	859.39'	833.95'	S10°32'31"W
C2	1,740.00'	21°02'28"	638.99'	635.41'	S24°16'38"W
C3	551.00'	16°21'12"	157.27'	156.73'	S05°34'48"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C4	1,004.00'	12°22'19"	216.79'	216.37'	S03°35'22"W
C5	1,151.00'	9°39'05"	193.88'	193.66'	S04°56'59"W
C6	1,958.46'	26°14'15"	896.84'	889.02'	N76°36'47"W

REV.A; REVISED BOUNDARY & DESCRIPTION; EDM; 05/04/22

Apr 29, 2022 - 10:23:33

**This is NOT a Survey and Not valid without all sheets.**

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SKETCH & DESCRIPTION OF A TRACT OF LAND LOCATED IN SECTIONS 4, 5, 6, 7, 8 9, 16, 19, 20 & 21, TOWNSHIP 36 S., RANGE 20 E., & SECTIONS 1 & 24, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215616414v-spsk13	PROJECT NO: 215616414	SHEET 2 OF 4	DRAWING INDEX NO: B16414v-SPSK13*	REV: A
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# "EXHIBIT"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 4, 5, 6, 7, 8, 9, 16, 19, 20 & 21, Township 36 South, Range 20 East and in Sections 1 & 24, Township 36 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of Section 6; thence N.89°58'02"E., a distance of 5,314.13 feet; thence S.01°32'06"E., a distance of 2,828.89 feet; thence N.89°46'32"E., a distance of 5,412.05 feet; thence S.89°48'15"E. along the north line of the South 1/2 of Section 4, a distance of 2,764.45 feet to the northeast corner of the Southwest 1/4 of Section 4; thence S.00°16'33"W. along the east line of the Southwest 1/4 of Section 4 and along the east line of the West 1/2 of Section 9, also being the west line of lands described in Official Records Instrument Number 2020070786 of the Public Records of Sarasota County, Florida, a distance of 7,944.33 feet; thence N.90°00'00"W. along the south line of Section 9 and along the north line of Section 16, a distance of 2,089.79 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,015.00 feet and a central angle of 48°30'42"; thence Southerly along the arc of said curve, a distance of 859.39 feet, said curve having a chord bearing and distance of S.10°32'31"W., 833.95 feet, to the point of tangency of said curve; thence S.34°47'52"W., a distance of 468.83 feet to a point of curvature of a curve to the left having a radius of 1,740.00 feet and a central angle of 21°02'28"; thence Southwesterly along the arc of said curve, a distance of 638.99 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 551.00 feet and a central angle of 16°21'12"; thence Southerly along the arc of said curve, a distance of 157.27 feet, to the point of tangency of said curve; thence S.02°35'48"E., a distance of 77.29 feet to a point of curvature of a curve to the right having a radius of 1,004.00 feet and a central angle of 12°22'19"; thence Southerly along the arc of said curve, a distance of 216.79 feet, to the point of tangency of said curve; thence S.09°46'31"W., a distance of 50.21 feet to a point of curvature of a curve to the left having a radius of 1,151.00 feet and a central angle of 09°39'05"; thence Southerly along the arc of said curve, a distance of 193.88 feet, to the point of tangency of said curve; thence S.00°07'26"W., a distance of 107.17 feet; thence S.89°52'33"E., a distance of 2,809.46 feet; thence S.00°16'33"W., a distance of 3,352.52 feet; thence N.89°42'42"W., a distance of 726.86 feet; thence N.00°20'12"E., a distance of 266.12 feet; thence N.89°39'48"W., a distance of 420.00 feet; thence S.00°20'12"W., a distance of 520.00 feet; thence S.89°39'48"E., a distance of 420.00 feet; thence S.00°20'12"W., a distance of 430.00 feet; thence S.31°24'22"W., a distance of 449.38 feet; thence S.00°20'14"W., a distance of 246.00 feet; thence S.60°37'30"E., a distance of 355.00 feet; thence S.39°36'43"E., a distance of 263.73 feet; thence S.89°08'23"E., a distance of 0.38 feet; thence S.42°52'27"E., a distance of 93.26 feet; thence S.30°02'51"W., a distance of 81.13 feet; thence S.84°18'43"W., a distance of 124.92 feet; thence S.39°04'38"W., a distance of 273.97 feet to the northerly maintained right-of-way line of Fruitville Road (variable width public right-of-way) recorded in Road Plat Book 2, Page 7 of the Public Records of Sarasota County, Florida; the following eight (8) calls are along said northerly maintained right-of-way line: (1) thence S.89°41'26"W., a distance of 393.64 feet; (2) thence N.89°09'49"W., a distance of 422.33 feet; (3) thence N.87°42'17"W., a distance of 274.31 feet; (4) thence N.75°30'40"W., a distance of 197.87 feet; (5) thence N.68°54'54"W., a distance of 197.02 feet; (6) thence N.63°51'03"W., a distance of 173.82 feet; (7) thence N.63°29'40"W., a distance of 222.68 feet; (8) thence N.64°31'33"W., a distance of 232.63 feet; thence N.00°52'40"W., a distance of 2,100.78 feet; thence S.89°14'40"W., a distance of 1,334.00 feet; thence S.00°53'28"E., a distance of 1,399.08 feet to said northerly maintained right-of-way line of Fruitville Road; the following twenty-five (25) calls are along said northerly maintained right-of-way line: (1) thence N.63°29'40"W., a distance of 456.79 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,958.46 feet and a central

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SKETCH & DESCRIPTION OF A TRACT OF LAND LOCATED IN SECTIONS 4, 5, 6, 7, 8 9, 16, 19, 20 & 21, TOWNSHIP 36 S., RANGE 20 E., & SECTIONS 1 & 24, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215616414v-spsk13	PROJECT NO: 215616414	SHEET 3 OF 4	DRAWING INDEX NO: B16414v-SPSK13*	REV: A
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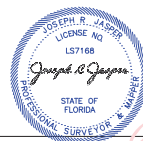
# "EXHIBIT"

angle of 26°14'15"; (2) thence Westerly along the arc of said curve, a distance of 896.84 feet, said curve having a chord bearing and distance of N.76°36'47"W., 889.02 feet, to the point of tangency of said curve; (3) thence N.89°43'54"W., a distance of 2,707.45 feet; (4) thence S.00°24'06"W., a distance of 16.00 feet; (5) thence N.89°43'54"W., a distance of 220.91 feet; (6) thence N.89°57'39"W., a distance of 500.00 feet; (7) thence S.89°47'18"W., a distance of 119.36 feet; (8) thence N.89°52'05"W., a distance of 180.52 feet; (9) thence S.88°15'06"W., a distance of 276.02 feet; (10) thence S.87°58'05"W., a distance of 424.38 feet; (11) thence S.88°18'42"W., a distance of 500.02 feet; (12) thence S.87°23'40"W., a distance of 199.73 feet; (13) thence S.87°58'05"W., a distance of 51.20 feet; (14) thence S.88°05'41"W., a distance of 348.76 feet; (15) thence S.89°10'09"W., a distance of 350.62 feet; (16) thence N.89°45'51"W., a distance of 548.94 feet; (17) thence S.88°37'45"W., a distance of 500.02 feet; (18) thence S.88°30'52"W., a distance of 500.02 feet; (19) thence S.88°43'27"W., a distance of 315.37 feet; (20) thence S.89°34'40"W., a distance of 766.79 feet; (21) thence N.89°38'00"W., a distance of 417.14 feet; (22) thence continue N.89°38'00"W. along said line, a distance of 500.00 feet; (23) thence S.89°33'52"W., a distance of 500.05 feet; (24) thence N.89°51'45"W., a distance of 500.00 feet; (25) thence N.89°38'02"W., a distance of 323.93 feet; thence N.00°29'50"W., a distance of 1,278.42 feet; thence S.89°37'57"E., a distance of 2,646.47 feet; thence N.89°08'13"E., a distance of 2,708.36 feet; thence N.89°08'38"E., a distance of 2,707.93 feet; thence N.00°19'12"E., a distance of 5,423.31 feet; thence S.88°29'35"W., a distance of 5,421.56 feet; thence N.00°00'02"E., a distance of 5,697.41 feet; thence N.88°41'30"E., a distance of 166.74 feet; thence S.74°44'41"E., a distance of 84.66 feet; thence S.62°36'08"E., a distance of 181.95 feet; thence S.89°59'59"E., a distance of 169.10 feet; thence N.48°45'11"E., a distance of 104.55 feet; thence N.23°36'35"E., a distance of 455.33 feet; thence N.34°51'09"E., a distance of 322.40 feet; thence N.49°07'07"E., a distance of 157.03 feet; thence N.01°26'56"W., a distance of 261.50 feet; thence N.42°37'03"W., a distance of 506.60 feet; thence N.89°42'21"W., a distance of 204.51 feet; thence S.57°54'05"W., a distance of 239.38 feet; thence S.86°12'26"W., a distance of 254.93 feet; thence N.76°12'01"W., a distance of 81.02 feet; thence N.00°30'41"W., a distance of 150.06 feet; thence N.53°18'38"E., a distance of 291.62 feet; thence N.03°08'09"W., a distance of 137.44 feet; thence N.56°42'17"W., a distance of 219.64 feet; thence N.24°06'19"W., a distance of 123.42 feet; thence S.85°09'11"W., a distance of 44.04 feet; thence N.00°00'09"E., a distance of 289.51 feet; thence N.00°00'04"W., a distance of 829.34 feet; thence N.35°32'55"W., a distance of 289.52 feet; thence N.89°59'33"W., a distance of 460.15 feet; thence N.15°58'14"E., a distance of 265.66 feet; thence N.40°19'14"E., a distance of 246.56 feet; thence N.15°47'23"W., a distance of 433.97 feet; thence N.26°42'27"W., a distance of 502.56 feet; thence S.76°41'15"W., a distance of 147.00 feet; thence N.64°21'03"W., a distance of 359.24 feet; thence N.18°33'15"W., a distance of 298.59 feet; thence S.89°58'05"E., a distance of 1,301.66 feet to the POINT OF BEGINNING.

Containing 179,407,339 square feet or 4,118.6258 acres, more or less.

## NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 6, BEING S00°00'04"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



Digitally signed by

Joseph R Jasper

Date: 2022.05.06

08:50:08 -04'00'

Joseph R. Jasper, P.S.M.

Date of Signature

Florida Registration No. 7168

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SKETCH & DESCRIPTION OF A TRACT OF LAND LOCATED IN SECTIONS 4, 5, 6, 7, 8 9, 16, 19, 20 & 21, TOWNSHIP 36 S., RANGE 20 E., & SECTIONS 1 & 24, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA

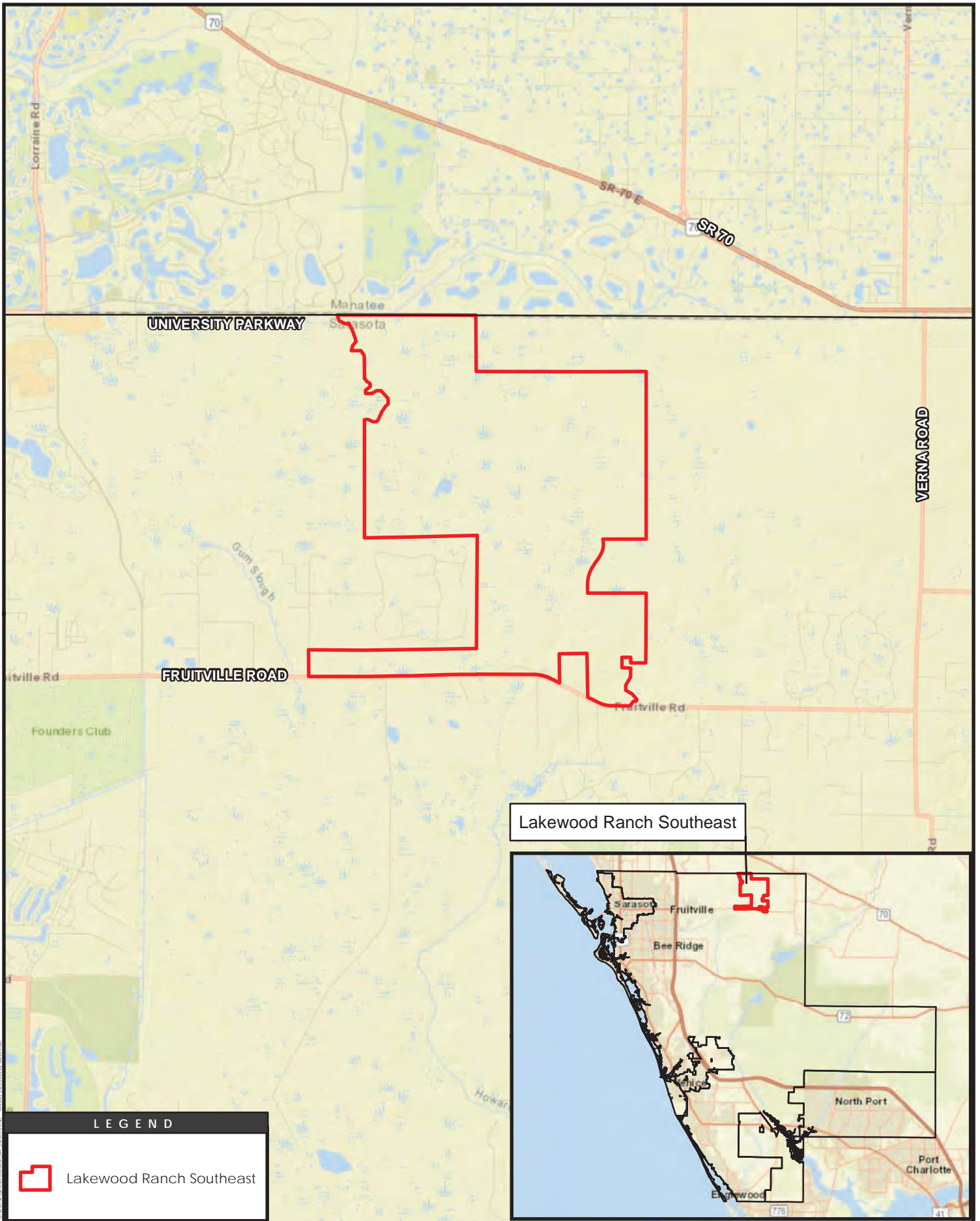


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## 1.5 Exhibits



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Notes:  
 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0602 Feet  
 2. Source data: Sarasota County GIS  
 3. Imagery: Sarasota County Aerial 2021

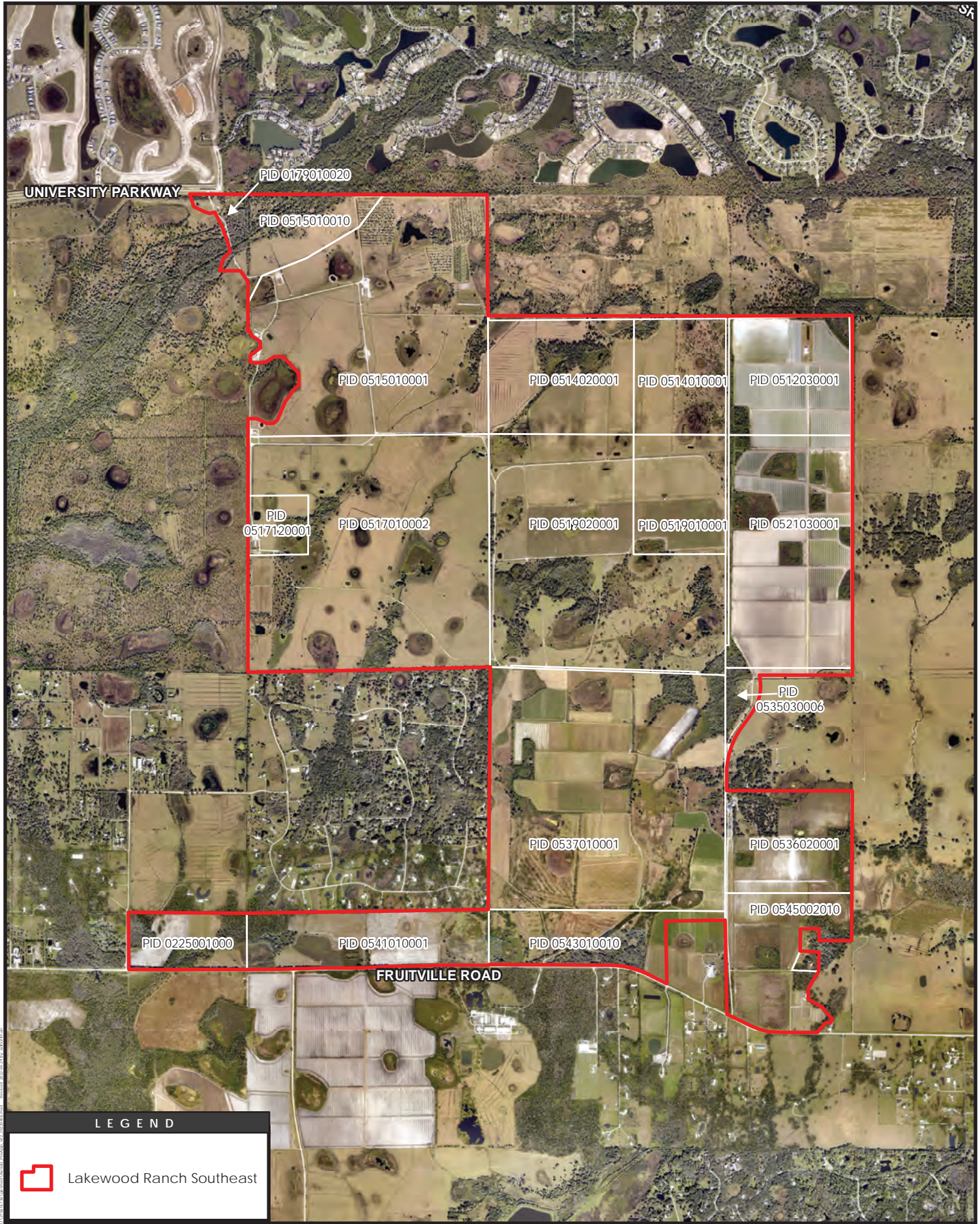
**Location**  
 Lakewood Ranch Southeast  
 April 2022

Stantec Consulting Services Inc.  
 6900 Professional Pkwy E.  
 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6910



0 2,000 4,000 Feet





# LEGEND



Lakewood Ranch Southeast



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Notes:  
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2. Source data: Sarasota County GIS  
3. Imagery: Sentinel-2, Copernicus Sentinel-2

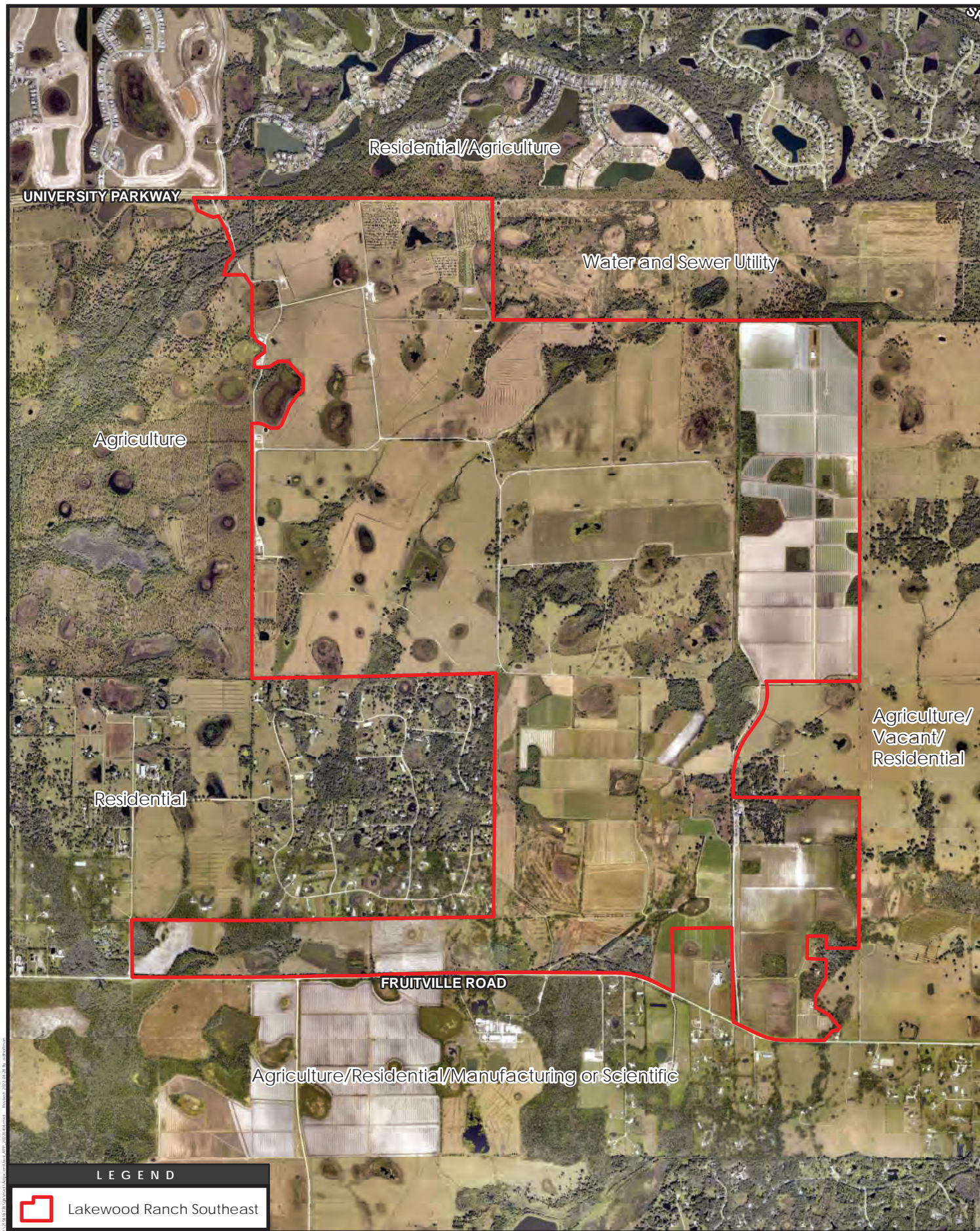
Aerial  
Lakewood Ranch Southeast  
April 2022

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Sarasota, FL 34240  
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fax 941.907.6910

0 1,000 2,000  
Feet







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Notes:  
 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0602 Feet  
 2. Source data: Sarasota County GIS  
 3. Imagery: Satellite, Copernicus, Aerial, 2021

## Adjacent Uses

### Lakewood Ranch Southeast

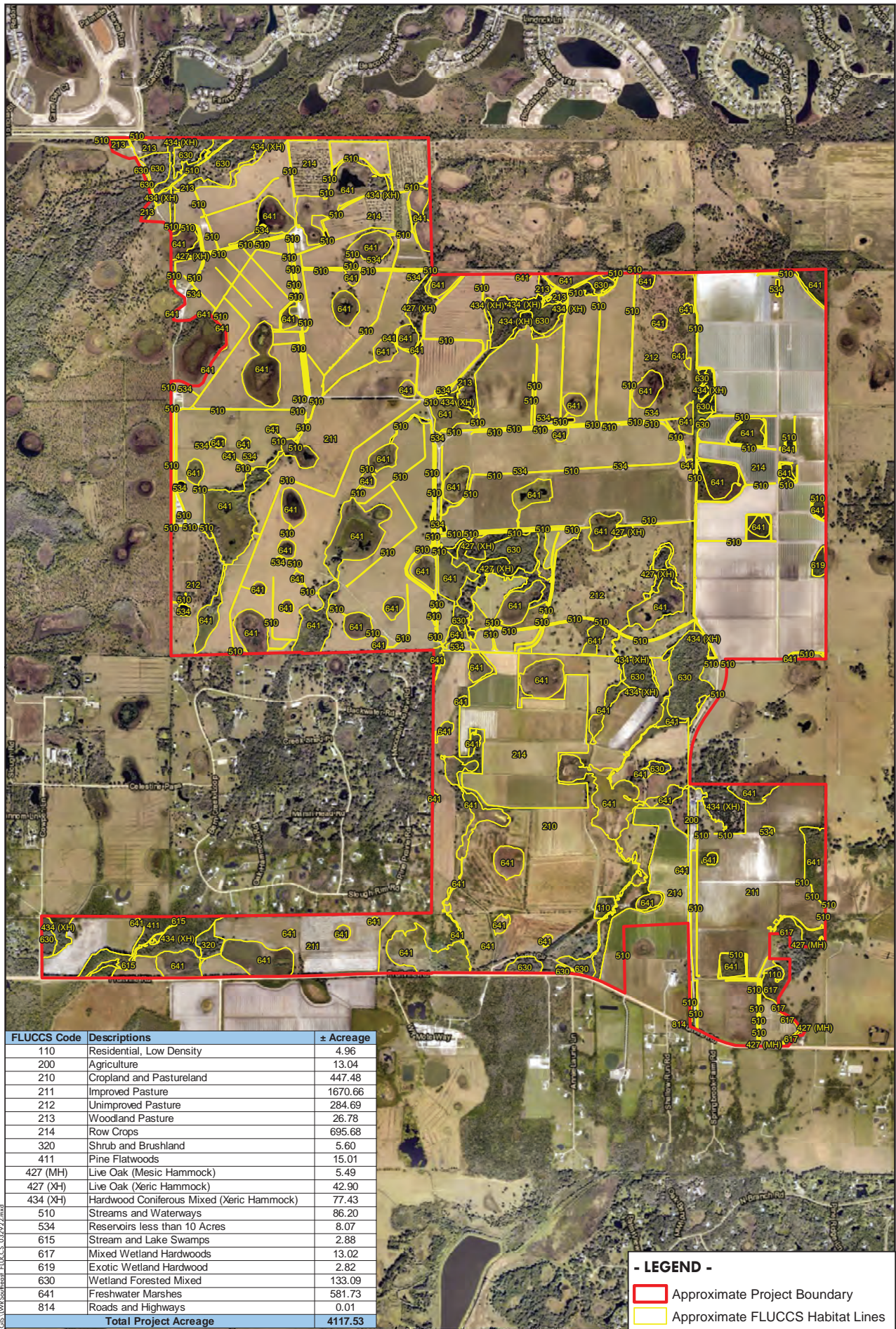
April 2022

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 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6910



0 1,000 2,000 Feet





FLUCCS Code	Descriptions	± Acreage
110	Residential, Low Density	4.96
200	Agriculture	13.04
210	Cropland and Pastureland	447.48
211	Improved Pasture	1670.66
212	Unimproved Pasture	284.69
213	Woodland Pasture	26.78
214	Row Crops	695.68
320	Shrub and Brushland	5.60
411	Pine Flatwoods	15.01
427 (MH)	Live Oak (Mesic Hammock)	5.49
427 (XH)	Live Oak (Xeric Hammock)	42.90
434 (XH)	Hardwood Coniferous Mixed (Xeric Hammock)	77.43
510	Streams and Waterways	86.20
534	Reservoirs less than 10 Acres	8.07
615	Stream and Lake Swamps	2.88
617	Mixed Wetland Hardwoods	13.02
619	Exotic Wetland Hardwood	2.82
630	Wetland Forested Mixed	133.09
641	Freshwater Marshes	581.73
814	Roads and Highways	0.01
Total Project Acreage		4117.53

**- LEGEND -**

- Approximate Project Boundary
- Approximate FLUCCS Habitat Lines



**Client:** LWR Developments  
**Project:** Lakewood Ranch Southeast  
**Location:** Sarasota County, Florida  
**TRS:** 36S 20E 04-09,16,19,20,21; 36S 19E 24  
**Title:** FLUCCS Habitat Map  
**Source:** Sarasota County Imagery (2021)

**Drawn By:** KS  
**Date:** 4/6/2022  
**Sheet:** 1

SCALE: 1" = 1800'  
 0 1,800 3,600







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Notes:  
 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0602 Feet  
 2. Source data: Sarasota County GIS, Manatee County GIS  
 3. Imagery: Sarasota County Aerial 2017

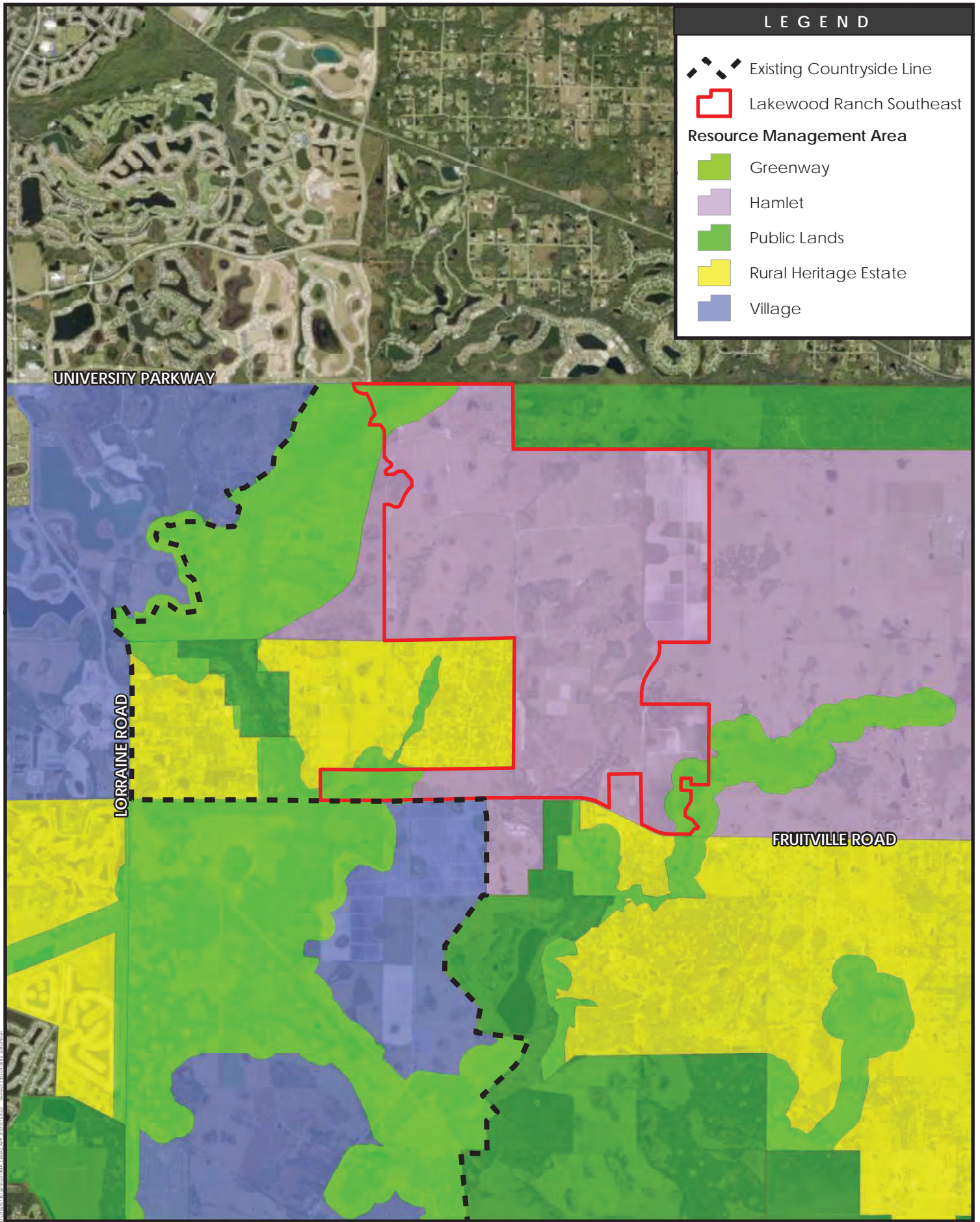
## Future Land Use Lakewood Ranch Southeast

April 2022

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 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6910







# LEGEND

- Existing Countryside Line
- Lakewood Ranch Southeast
- Resource Management Area**
  - Greenway
  - Hamlet
  - Public Lands
  - Rural Heritage Estate
  - Village

UNIVERSITY PARKWAY

LORRAINE ROAD

FRUITVILLE ROAD

## RMA Land Use Map - Existing Lakewood Ranch Southeast April 2022

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Notes:

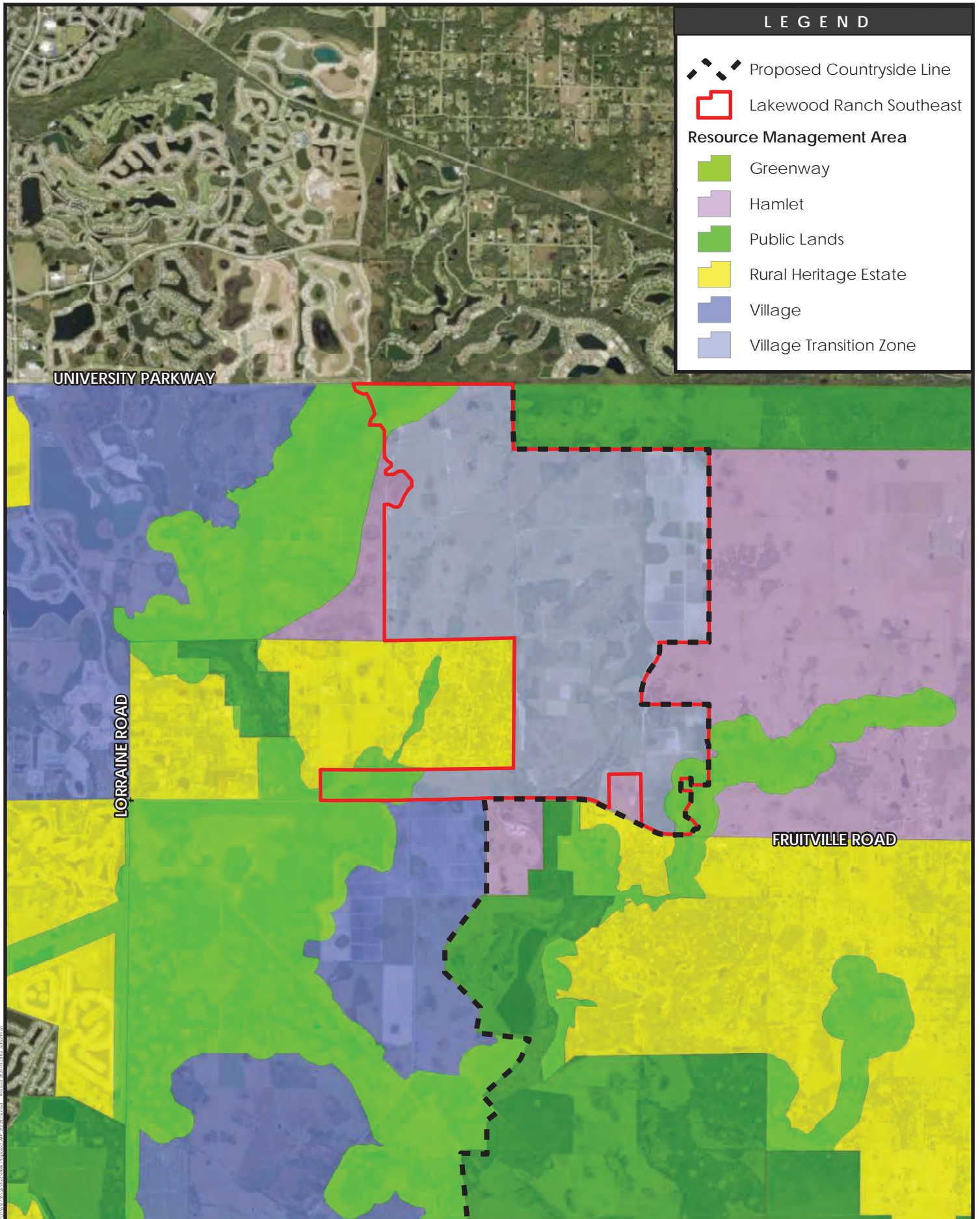
1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet
2. Source data: Sarasota County GIS
3. Imagery: ESRI Basemap

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0 2,500 5,000 Feet







# LEGEND

- Proposed Countryside Line
- Lakewood Ranch Southeast

## Resource Management Area

- Greenway
- Hamlet
- Public Lands
- Rural Heritage Estate
- Village
- Village Transition Zone



## RMA Land Use Map - Proposed Lakewood Ranch Southeast April 2022

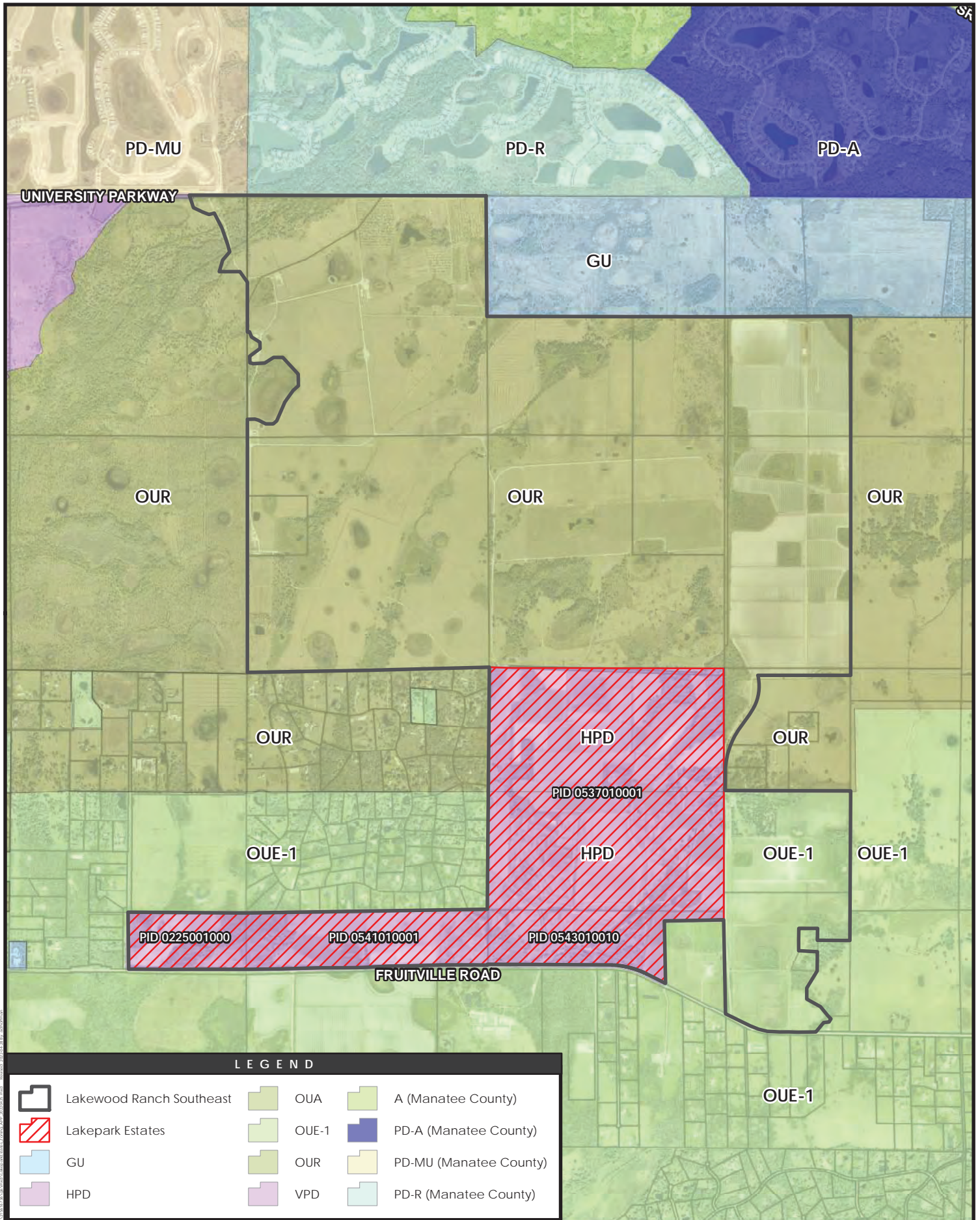
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Notes:  
1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet  
2. Source data: Sarasota County GIS  
3. Imagery: ESRI BaseMap





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Notes:  
 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0602 Feet  
 2. Source data: Sarasota County GIS  
 3. Imagery: Sarasota County Aerial 2021

## Lakepark Estates

### Lakewood Ranch Southeast

April 2022

Stantec Consulting Services Inc.  
 6900 Professional Pkwy E.  
 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6910



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## SECTION 2:

# NARRATIVE & CONSISTENCY

## 2.1 Introduction

The Applicant, LWR Communities, LLC., seeks to develop its remaining lands, together with additional joint venture lands, consistent with market-driven densities and housing types that have developed throughout Lakewood Ranch over the past 25+ years. The subject property, known as “Lakewood Ranch Southeast”, is located east of Waterside, north of Fruitville Road, and south of the Manatee/Sarasota County line.

The existing conditions of the subject property include the following:

- **Acreage:** 4,120± Acres
- **Parcel IDs (18):** 0179010020, 0515010010, 0515010001, 0514020001, 0514010001, 0512030001, 0517120001, 0517010002, 0519020001, 0519010001, 0521030001, A Portion of 0535030006, 0537010001, 0536020001, 0225001000, 0541010001, 0543010010, 0545002010
- **Existing Land Uses:** Agricultural (office, barns, sheds, etc.) and single family residential
- **Future Land Use:** Rural
- **Zoning:** Open Use Rural (OUR), Hamlet Planned Development (HPD), and Open Use Estate (OUE-1)
- **Resource Management Area (RMA):** Hamlet and Greenway
- **Closed Petitions:** Rezone Petition 14-15 (Lakepark Estates – BCC Approved), Rezone Petition 04-02 (Ranches at Bern Creek – BCC Denied), Rezone Petition 04-07 (Myakka Ranches – BCC Denied), Rezone Petition 04-15 (Schwartz Farms Property – BCC Denied), Rezone Petition 02-57 (Ranch My - Withdrawn)

The Applicant is requesting the following:

- **Comprehensive Plan Text Amendment** to create a new RMA designation, the Village Transition Zone (VTZ)
- **Comprehensive Plan Large-Scale Map Amendment** to change the RMA designation of the subject property from Hamlet and Greenway to VTZ and Greenway as well as move the Countryside Line

The Applicant is requesting a Comprehensive Plan Text Amendment to *Chapter 8 – 2050 Resource Management Area* to create a “Village Transition Zone” (VTZ) Resource Management Area (RMA). Please see **Section 3** of this application package which includes the proposed text amendment language in strikethrough and underline. The land uses for VTZ RMA are envisioned to be primarily residential uses and potentially ancillary support uses such as places of worship, public safety facilities, and other civic uses. Neighborhood commercial is not proposed, as the needs for commercial uses are supplied elsewhere in locations more conducive to the success of commercial and retail enterprise. In addition, the proposed project seeks to support the existing commercial development of the area such as Waterside.

The VTZ RMA seeks to provide a more compatible development form and density transition from Village to Hamlet. The maximum base density will be 1 du/gross acre, including such portions of the Greenway RMA located within the VTZ RMA. To achieve the desired development form, the dwelling units to which the on-site Greenway RMA and required Open Space would otherwise be entitled will be transferred into the Developed Area of the property resulting in a maximum base density of 2 dwelling units per acre of



Developed Area. This base density may be increased by way of incentives outlined in the Comprehensive Plan Text Amendment, yet the development cannot exceed 5,000 dwelling units.

The VTZ RMA will allow for a village edge community that serves as a midpoint between Village and Hamlet and which includes residential densities and product types that are found in the nearby neighborhoods of Lakewood Ranch (e.g., the Lake Club, Country Club East, the Isles, and eastern portions of Waterside). The intent of the VTZ RMA is to establish development parameters that are specific to the subject site only. The proposed VTZ RMA requires the protection and incorporation of open space and environmental resources by incorporating the Greenway and through the provisions 50% open space, subject to a potential decrease to 43% for reduced Greenbelts. The proposed VTZ RMA also includes incentivized Community Housing and a development review process to facilitate more predictable outcomes.

The Applicant is requesting a concurrent Comprehensive Plan Large-Scale Map Amendment to reflect the VTZ RMA and Greenway RMA for the subject property and to amend the Countryside Line to shift it to the east side of the subject property (See **Section 3** of this application package). In addition, the Applicant will be requesting approval of a DOCC and approval of a Master Development Order/VTZ Master Plan for the subject property to plan for a holistic approach to the proposed large-scale development. In order to support the development of Lakewood Ranch Southeast, future roadway improvements include the construction of Bourneside Boulevard as a four-lane roadway traversing the property and connecting University Parkway to Fruitville Road, creating a regional corridor.

Following approval of the Applicant's request and consistent with the proposed Comprehensive Plan Amendments, it is anticipated that the subject property will be rezoned to Residential Single Family – 2/Planned Unit Development (RSF-2/PUD) in several increments to allow for development in accordance with the Master Development Order/VTZ Master Plan as well as other relevant Unified Development Code (UDC) standards.

The Sarasota County Commission authorized the process to consider the proposed Comprehensive Plan Amendments out-of-cycle on March 29, 2022. The Applicant held a Pre-Application meeting on April 7, 2022. A Neighborhood Workshop was also held on April 7, 2022, to discuss the proposed project with the community.

A rezone was approved in 2015 (Ordinance 2014-090) for Parcels 0225001000, 0541010001, 0543010010, and 0537010001 of the subject property known as Lakepark Estates. This rezone resulted in those properties being zoned to Hamlet Planned Development (HPD). In the approved Development Concept Plan (DCP) for Lakepark Estates, parcels 0225001000 and 0541010001 are identified as greenway and open space. The VTZ Master Plan for the Lakewood Ranch Southeast project will propose that these parcels stay identified as greenway and open space consistent with what has been approved. The HPD rezone for the Lakepark Estates property is an implementing zoning district under the current Hamlet RMA and Phase One of the approved project is under construction. The proposed Lakewood Ranch Southeast Comprehensive Plan Amendments will change the Hamlet RMA of these parcels to VTZ RMA. The current residential construction for Lakepark Estates will continue to develop as was approved in Site and Development for Phase One. Phase One of the Lakepark Estates project only includes single-family residential which will be compatible with the future single-family residential development proposed as a part of the Lakewood Ranch Southeast VTZ RMA. Phase One of Lakepark Estates is being developed under the HPD zoning which has more restrictive standards than will be implemented by the

VTZ RMA, therefore the Phase One development (density, open space, etc.) will be compliant with the overall VTZ Master Plan and be able to be incorporated seamlessly. Future Phases for Lakepark Estates will need to rezone to RSF-2/PUD consistent with the proposed Comprehensive Plan Amendments to allow for development in accordance with the Master Development Order/VTZ Master Plan.

## 2.2 Adjacent Land Uses

The existing land uses on the subject property include Agricultural (office, barns, sheds, etc.) and Single Family Residential. Adjacent existing land uses include the following (See map: **Adjacent Uses**):

**North:** Water and Sewer Utility; Residential; Agriculture

**West:** Agriculture; Residential

**South:** Agriculture; Residential; Manufacturing or Scientific

**East:** Agriculture; Vacant; Residential

## 2.3 Unified Development Code (UDC) Consistency

This section demonstrates that this application, which includes a request for a Comprehensive Plan Text Amendment and a Comprehensive Plan Large-Scale Map Amendment, is consistent with Section 94-84 of the UDC.

### ***a. Identification of all proposed changes to the Comprehensive Plan;***

The Applicant is requesting the following:

- *Comprehensive Plan Text Amendment* to create a new RMA designation, the Village Transition Zone (VTZ)
- *Comprehensive Plan Large-Scale Map Amendment* to change the RMA designation of the subject property from Hamlet and Greenway to VTZ and Greenway as well as move the Countryside Line

See **Section 2.1** above for more details of the proposed changes to the Comprehensive Plan.

### ***b. All data and maps required to meet the submittal requirements for Comprehensive Plan amendments outlined in F.S. § 163.3168;***

All data and maps required to meet the submittal requirements for a Comprehensive Plan Amendment are included in this Formal Application.

### ***c. Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan;***

The purpose of the Applicant's requests is to implement an alternative form of development that supports and incorporates elements of existing Lakewood Ranch, encouraging the extension of that form of development on the subject property. Please see **Section 2.4** below for the consistency analysis with the Comprehensive Plan.

***d. Disclosure of ownership or other interest in any property proposed for redesignation, including an affidavit of ownership;***

The required Disclosure of Ownership and Owner Affidavit forms are included in this Formal Application.

***e. Summary of the findings of the neighborhood workshop held on the proposed amendment pursuant to subsection (a)3 of this section;***

A Neighborhood Workshop was held on April 7, 2022, to discuss the proposed project with the community. See **Section 4** of this application package for the Neighborhood Workshop materials and findings.

***f. The fee required by Section 94-89; and***

The fee required has been submitted as a part of this Formal Application.

***g. Any additional information deemed necessary by the Planning Department.***

Any additional information deemed necessary by the Planning Department has been included as a part of this Formal Application.

## 2.4 Comprehensive Plan Consistency

The proposed Comprehensive Plan Large-Scale Map Amendment and Text Amendment both recognize and address the unique location, characteristics, and features of the Lakewood Ranch Southeast property. With the proposed addition of the new VTZ RMA category and its corresponding policy language, it is acknowledged that certain existing policies within *Chapter 8 – 2050 Resource Management Area* are no longer applicable. Therefore, an evaluation of certain applicable goals, objectives, and policies in other sections of the Sarasota County Comprehensive Plan are provided below to demonstrate consistency between existing and proposed language, consistent with Chapter 163 F.S.

The proposed development is consistent with the intent, goals, objectives, policies, guiding principles and programs of the Sarasota County Comprehensive Plan including but not limited to the following:

***Chapter 1 – Environment***

**ENV Objective 1.2 Protection of Resources: Protect environmental resources during land use changes and establishment of urban services.**

The proposed Comprehensive Plan amendments propose preservation of 50% open space including the general preservation of lands designated as a 2050 Greenway RMA, which have an existing conservation easement, wetlands, and other native habitats. Open Space may be reduced to 43% for reduced greenbelts.

**ENV Objective 1.3 Habitat Connectivity: 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.**

The proposed VTZ RMA includes provisions for significant open space within the subject property. Residential development will be clustered and designed in a manner to minimize the disruption of



habitat connectivity throughout and adjacent to the site. The location of areas designated for habitat preservation and open space will be guided by the Sarasota County 2050 Greenway RMA map including attention to connectivity between Greenway-designated areas across the subject property's landscape.

## ***Chapter 2 – Parks, Preserves, and Recreation***

**PARKS Objective 1.1 Recreation Level of Service (LOS): Acquire, develop, maintain, protect and enhance parks, preserves and recreation facilities, consistent with the needs and interests of Sarasota County's population and based on financial feasibility to operate and maintain the parks.**

The proposed VTZ Master Plan and information included as a part of the DOCC will showcase how the proposed project will incorporate onsite recreational and preservation areas.

**PARKS Objective 1.2 Compatibility and Sustainability: Ensure that parks, preserves and facilities are compatible with surrounding land uses, the Sarasota 2050 Plan, and the natural environment.**

The proposed amendment will ensure that the subject property will provide 43% to 50% of its gross acreage to Open Space. Uses within the Open Space include, but are not limited to natural habitat, improved pastures, stormwater facilities, water storage facilities, public or private park facilities, and trails. These uses will work to balance the preservation of ecologically sensitive areas, specifically within the Greenway RMA, and recreational/park needs of the community, residents, and surrounding neighbors.

## ***Chapter 7 – Future Land Use***

**FLU Goal 3: Encourage development where public facilities are provided or scheduled to be available.**

The Lakewood Ranch Southeast property will utilize the Lakewood Ranch Stewardship District to construct needed public facilities including roads throughout the site.

Existing public facilities servicing the subject property include but are not limited to: educational facilities (Tatum Ridge Elementary School, McIntosh Middle School, Booker High School; Fruitville library), recreational facilities/parks (Old Miakka Preserve, Celery Fields Regional Stormwater Facility), and emergency facilities (Fire Department – Station 10, Doctors Hospital).

**FLU Goal 4: Promote orderly development through the establishment of innovative regulatory platforms that meet the needs of a growing and changing population.**

The proposed VTZ RMA seeks to provide an appropriate development form and density transition between the existing Village and Hamlet RMA overlay zones. The intent of the VTZ RMA is to establish development parameters that are specific to the subject site only, given the unique characteristics of the site and the needs of the County's growing population. Proposed development is intended to be a balanced and compatible extension of the existing Lakewood Ranch community. The proposed density that is contemplated in the new policy language provides a thoughtful transition from higher density, more urban development of Village, to the more rural density that exists further east. This transition is consistent with limiting urban sprawl and preserving the rural character of the community.

The subject property will also undergo an extensive planning process, known as a DOCC application, in order to ensure orderly and resilient development with an increased focus on collaboration across varied disciplines and the community.

## ***Chapter 9 – Housing***

**HOU Objective 1.1 Housing Creation: Encourage the market to provide ample diversity in housing types and affordability levels to accommodate present and future housing need of Sarasota County residents.**

The proposed VTZ RMA will allow for Lakewood Ranch Southeast to be developed as an extension of the Lakewood Ranch community; thus, the subject property will provide housing types that are complimentary to those that exist in the surrounding area. Additionally, the proposed Comprehensive Plan Amendments offer an option to allow the inclusion of Community Housing to accommodate individuals and families from diverse income levels and offer a variety of housing types.

**HOU Policy 1.1.4: Establish and maintain residential development standards that support housing production while promoting the vitality of established neighborhoods.**

The proposed amendment will allow the subject property to be developed as a compatible and complementary extension of the highly demanded Lakewood Ranch community. Lakewood Ranch Southeast will increase the County's housing production, while also promoting the vitality of established neighborhoods through connected street and trail networks, open space, unified signage, wayfinding, and more.

**HOU Objective 1.2 Community Housing: Community Housing: Increase the supply of housing affordable to households with an income of 120 percent or less of the AMI.**

The proposed Comprehensive Plan Amendments include language for incentivized Community Housing to accommodate individuals and families from diverse income levels and offer a variety of housing types.

**HOU Objective 1.5 Neighborhoods: Conserve and improve housing, neighborhoods and the health of residents throughout Sarasota County.**

Due to current and future population growth, housing in Sarasota County is in high demand. The Lakewood Ranch Southeast property will act as an extension of the successful Lakewood Ranch community and provide a maximum of 5,000 residential units to a highly demanded area; thus, improving the County's housing stock.

## ***Chapter 10 – Transportation***

**TRAN Objective 1.3 Interconnected Transportation System: Sarasota County shall provide for a safe, convenient, energy efficient, interconnected, multi-modal (land, air, water-based) transportation system.**

The proposed project will incorporate connected street and trail networks. In order to support the development of Lakewood Ranch Southeast, future roadway improvements include the construction of Bourneside Boulevard, a roadway traversing the property and connecting University Parkway to Fruitville Road.

**TRAN Policy 1.4.4: Maintain provisions in the Zoning Ordinance to encourage unified developments to provide for bicycle and pedestrian facilities in their plans consistent with guidelines and standards contained in the Land Development Regulations.**

The proposed project will incorporate bicycle and pedestrian facilities, including sidewalks and multi-modal trails.

### ***Chapter 11 – Economic Development***

**ECON Objective 2.2: Support practices that encourage the attraction and development of a workforce that is younger, inclusive and diverse.**

The proposed VTZ RMA will encourage the Lakewood Ranch Southeast property to develop in a way that positively contributes to the County’s housing stock, supporting the current and future local workforce (Waterside, Lakewood Ranch Corporate Park, etc.).

### ***Chapter 12 – Watershed Management***

**WATER Objective 1.3: Ensure that development and redevelopment provides for adequate stormwater management.**

At the time of development, the property will provide for adequate stormwater management including the incorporation of stormwater ponds.

**WATER Objective 2.5: Ensure that the issuance of development permits shall be conditioned upon adequate sanitary sewer service capacity.**

At the time of development, the property will provide for adequate sanitary sewer service capacity.

**WATER Objective 3.5: Ensure that the issuance of development permits shall be conditioned upon adequate potable water capacity.**

At the time of development, the property will provide for adequate potable water capacity.

## **2.5 Florida Statutes Consistency**

Per F.S. 163.3177, the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan amendment does not discourage the proliferation of urban sprawl are listed below. The Applicant has included an evaluation of the presence of these indicators in order to determine whether the plan amendment:

***(1) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.***

The proposed development will include primarily residential uses with potentially ancillary support uses such as places of worship, public safety facilities, and other civic uses. The proposed project is being designed in a manner intending to encourage a durable and successful extension of the Lakewood Ranch Community in Sarasota County. By incorporating a new 2050 RMA designation, Village Transition Zone, the subject property will have the opportunity to develop in a denser and more compatible manner, compared to how it may have developed under existing regulations. Additionally, the property’s location, which is adjacent to existing public facilities and commercial corridors, indicates that future residents will be able to access and support the surrounding community.



***(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.***

Lakewood Ranch Southeast is located near existing commercial corridors and other similar residential developments. Public facilities can also be extended to serve the site efficiently. As the County continues to grow, and housing demands remain high, smart growth in the proposed manner, at a transitional density that is compatible with existing uses and densities adjacent to the subject property, will promote sustainable development in an area that is appropriate for this form of development.

***(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.***

Adjacent residential developments, such as Waterside to the west and Lakewood Ranch to the north, include several of the attributes proposed for this project; thus, the subject property is intending to act as an appropriate addition to the housing market in the area, without following an isolating or sprawling development pattern. This is an extension and transition from west to east and north to south.

***(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.***

The proposed project will be developed in a manner that protects and conserves the natural resources present on the land. The proposed amendments include specific provisions outlining the subject property's commitment to preservation of 43% to 50% open space. Open space will include land designated as a 2050 Greenway RMA, greenbelts, wetlands, native habitats, and other significant natural systems. Additionally, comprehensive environmental analysis and compliance with all relevant County regulations will ensure the subject property develops in a manner that supports environmental sustainability.

***(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.***

The proposed development plans include a variety of mechanisms seeking to ensure compatibility with all surrounding areas, including existing agricultural spaces. Greenbelts, the permanent buffer surrounding the proposed development, will ensure the appropriate separation between adjacent agricultural and residential properties. Moreover, proposed site design and development will align with relevant County regulations to protect agricultural areas.

***(VI) Fails to maximize use of existing public facilities and services.***

The proposed development is intended to maximize the use of existing public facilities and services.

***(VII) Fails to maximize use of future public facilities and services.***

The proposed development is intended to maximize the use of future public facilities and services. Public facilities and service needs will be evaluated further with the DOCC and Master Development Order/VTZ Master Plan.

***(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.***

The proposed development will be utilizing the Lakewood Ranch Stewardship District to facilitate major infrastructure and utility improvements for the project. This will ensure that infrastructure needs will be addressed in an efficient and cost-effective manner.

***(IX) Fails to provide a clear separation between rural and urban uses.***

The proposed project will be developed in a manner that provides a clear separation between rural and urban uses. As an extension of the existing Lakewood Ranch Community, this subject property will be developed with a land use pattern that is complementary to adjacent areas contributing to the success of the overall community. Adjacent, rural lands will be clearly separated from the development with greenbelts and existing native habitats.

***(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.***

The Lakewood Ranch Southeast property is being developed due to strong market demands for homes in the County. The proposed development will contribute up to 5,000 dwelling units to the County, filling a vital housing need. The location of the development is a logical extension of the existing Lakewood Ranch community.

***(XI) Fails to encourage a functional mix of uses.***

The proposed project will include a variety of residential unit types as well as potentially ancillary support uses such as places of worship, public safety facilities, and other civic uses. Other uses, such as commercial, are not included due to the close proximity of existing services in the surrounding areas. By developing the subject property in such a manner, existing commercial corridors and public facilities will continue to be supported and remain successful.

***(XII) Results in poor accessibility among linked or related land uses.***

The project proposes an interconnected form of development through its attention to regional throughfares and internal, multi-modal transportation networks. Lakewood Ranch Southeast proposes the connection of University Parkway on the north boundary to Fruitville Road on the southern boundary, via Bourneside Boulevard. This future roadway will increase north-south transportation accessibility and encourage connection between the project and existing development.

***(XIII) Results in the loss of significant amounts of functional open space.***

The VTZ RMA proposes significant open space that will provide for up to 50% open space, but no less than 43% open space, should Greenbelts be reduced at time of development. This significant provision of open space minimizes any significant loss of functional open space in the area.

The proposed amendment discourages the proliferation of urban sprawl and incorporates a development pattern that achieves four or more of the additional criteria listed within F.S. 163.3177 including:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

## 2.6 Summary

In summary, the proposed Comprehensive Plan Amendments will allow for the Lakewood Ranch Southeast property to support the County's growing population in a development form that is a compatible extension of the existing Lakewood Ranch community.



**SECTION 3:**  
**PROPOSED TEXT & MAP**  
**AMENDMENTS**

## 3.1 Comprehensive Plan Text Amendment

## purpose and intent of the sarasota 2050 resource management area chapter

Adopted on July 10, 2002, Sarasota 2050 creates a set of policies overlaid on top of the Comprehensive Plan's Future Land Use Map of Sarasota County. It establishes an optional policy framework to enhance the livability of the County by preserving its natural, cultural, physical, and other resources with an incentive-based system for managing growth. This policy framework is the Resource Management Area (RMA) system that encourages a compact development form; simultaneously implementing a number of public benefits, allowing for continued growth and economic development that preserves environmentally sensitive lands and open space in a fiscally neutral manner for the County.

Sarasota 2050 RMA Policy primarily limits development to 43 forms; a Settlement Area, Village, Village Transition Zone, or Hamlet. Each form of development is limited to those land areas designated 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 Areas 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 'countryside line' depicted on RMA-3. Village Transition Zone ("VTZ") is intended to provide a transition from Village to Hamlet, and is limited to those lands depicted on Map 8 – 5: RMA – 5: VTZ Land Use Map. 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~~seven unique resource areas:

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

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

## VILLAGE TRANSITION ZONE RMA

The Village Transition Zone (“VTZ”) RMA, as depicted in Map 8 – 5: RMA – 5: VTZ Land Use Map, provides a density transition between Villages and Hamlets as the same are described in the Village/Open Space RMA. The VTZ is further intended to incorporate the development form and principles of the existing community of Lakewood Ranch of which the VTZ will form a part. This VTZ is intended to serve as a stand-alone RMA and not to be governed by the Objectives, Goals and Policies of the Village/Open Space RMA and the related Village Planned Development (VPD) standards. Rather, development is to be regulated as per this VTZ RMA, the RSF-2/PUD standards, and the Unified Development Code (UDC) standards as they are more appropriate for the suburban development form exemplified by Lakewood Ranch.

The VTZ is a portion of Lakewood Ranch, and not a standalone project. Thus, planning and permitting within the VTZ must be considered in the context of Lakewood Ranch in its entirety with respect to such issues as neighborhood design, housing mix, transportation, neighborhood centers, support uses, lifestyle offerings, recreation, open space and infrastructure ownership installation and capacity.

Development will require significant initial capital investment. To facilitate master infrastructure construction up front, rather than through a phased approach, entitlement of the overall project will enable the Developer to commit to repayment of initial capital investments.

Other sections presented in Chapter 8, shall not be applied to the VTZ unless explicitly referenced in the following Objectives and policies.

### VTZ obj 1

**Create a VTZ intended to provide an appropriate development form and density transition from Village to Hamlet or Rural, for the lands shown on Map 8-5: RMA – 5: VTZ Land Use Map which form a portion of the larger Master Planned Community of Lakewood Ranch.**

### VTZ Policy 1.1

#### **Intent**

The VTZ is intended to:

- provide an appropriate development form and density transition from Village to Hamlet or Rural, for lands generally located north of Fruitville Road, south of the Manatee/Sarasota County line, and east of Heritage Ranch Conservation Area. [The eastern boundary of the VTZ shall be the revised Countryside Line as shown on Map 8-5: RMA – 5: VTZ Land Use Map];
- incorporate the development form and principles of Lakewood Ranch of which the VTZ will form a part. The VTZ is a portion of Lakewood Ranch, and not a standalone project. Thus, planning and permitting within the VTZ must be considered in the context of Lakewood Ranch

in its entirety with respect to such issues as neighborhood design, housing mix, transportation, neighborhood centers, support uses, lifestyle offerings, recreation, open space and infrastructure;

- provide an efficient permitting process which gives an orderly progression from Master Development Order (MDO), to Rezoning, to Site Development Plan; and
- facilitate the advancement of community infrastructure through developer investment utilizing mechanisms such as a Stewardship District or Community Development District.

#### VTZ obj 2

**Implement Smart Growth principles through the continuation of thoughtful development, maintaining the overall context of existing Lakewood Ranch, by establishing an alternative to the development forms of the Village/Open Space RMA, and creating a VTZ that provides a reduction in density and intensity, from west to east, while encouraging the continuation of Lakewood Ranch, rather than development of a standalone project.**

#### VTZ Policy 2.1

##### **Permitted Land Uses**

Permitted Land Uses within the VTZ may include:

- residential uses permitted in the RSF-2/PUD Zoning District;
- internal civic as well as other nonresidential uses, as permitted in the RSF-2/PUD Zoning District;
- public facilities such as schools, public safety facilities, all parks, and other government buildings;
- telecommunication facilities as provided for in Chapter 118 of the Sarasota Code of Ordinances;
- non-residential uses are permitted, but not required within the VTZ as such uses have already been provided in other areas of Lakewood Ranch; and
- other permitted uses shall include all uses allowed in the RSF-2/PUD Zoning District together with the UDC zoning standards applicable thereto.

#### VTZ Policy 2.2

##### **Base and Maximum Density**

Maximum Base Density shall be 1 dwelling unit per gross acre, including such portion of the Greenway RMA located within the VTZ RMA ("Base VTZ Density").

Density may be increased by way of VTZ policies 2.3, 2.4 and 2.5 below.

The maximum density in the VTZ, which shall be in the Developed Area, shall be 5,000 dwelling units. ("Maximum VTZ Density").



VTZ Policy 2.3

**Incentivized Community Housing**

As an incentive to the development of Community Housing units, for any Community Housing units provided in the VTZ, additional market rate units (“VTZ Incentive Units”) shall be permitted per the ratios outlined below (the Community Housing units and the VTZ Incentive Units shall be in addition to Base VTZ Density calculation, subject to the Maximum VTZ Density):

- 2.0 incentive dwelling units for every housing unit provided for a family at or below the 80 percent Adjusted Median Income (AMI).
- 1.5 incentive dwelling unit for every housing unit provided for a family at or below the 100 percent AMI.
- 1.0 incentive dwelling unit for every housing unit provided for a family at or below the 120 percent AMI.

If any or all of the foregoing incentives are proposed to be used in any development increment within the VTZ, a Community Housing Plan, consistent with the methodologies and mitigation measures used in the Agreement for Waterside Affordable Housing Plan, may be approved by the Board of County Commissioners (BOCC) either with the MDO or any subsequent zoning approvals.

VTZ Policy 2.4

**Participation in Transfer of Development Rights (TDR) Program**

Density, in addition to density available by right or by way of incentivized Community Housing may, at the election of the developer, be obtained through offsite transfer or purchase of TDR credits, as described in the policies under TDR obj 1 contained elsewhere in this Chapter 8.

VTZ Policy 2.5

In order to promote Community Housing and integration of a variety of housing options, upon development, should development incentives (i.e. Incentivized Community Housing) yield more units than development can support, any undeveloped units (up to, and in excess of the Maximum VTZ Density) may be transferred from the VTZ to another project, in accordance with TDR obj 1.

VTZ obj 3

**Open Space**

Open Space is recognized as one of the key foundations of Community development in this VTZ RMA. Open Space outside Developed Areas is required to support the environmental goals of this VTZ RMA by preserving environmental features, connections, and functions on site and off site. Lands designated as Greenway RMA shall be included in the VTZ’s Open

Space calculation. Internal recreation amenities that contain ecological benefit (i.e. trails or habitat restoration with educational or interpretive signage), are minimally improved, and are connected to adjacent Greenway RMA or Open Space, as approved in the MDO, may be calculated as Open Space for the overall project. Unlike the Village/Open Space RMA, uses of Open Space outside the Developed Area are encouraged to be integrated with public Recreational Uses such as parks and trails to form a seamless community based recreational system with connectivity to areas outside the VTZ.

#### VTZ Policy 3.1

##### **Required Open Space and Uses Allowable within Open Space**

A minimum of 50% of the gross acreage within the VTZ is required to be designated as Open Space unless reduced Greenbelt areas are approved by BOCC as set forth under Greenbelt Modifications below, in which event Open Space shall be no less than 43% of Gross Acreage.

Allowable use of Open Space shall include natural habitat, improved pastures and associated uses, low intensity agriculture, regional or local stormwater facilities, potable or non-potable water storage facilities and lakes, public or private park facilities, trails, board walks, telecommunications towers and facilities (subject to the terms and requirements of Chapter 118 of the Code of Ordinances), public facilities such as public safety stations and community centers, and mitigation for wetlands and wildlife, including but not limited to wetland mitigation banks and gopher tortoise mitigation areas.

Lands designated as Greenway RMA shall count towards the Open Space requirement for properties within the VTZ.

#### VTZ Policy 3.2

##### **Alternate Greenbelt**

Greenbelts shown conceptually in the VTZ Master Plan may be modified by the BOCC under a development plan approved with a MDO as follows. Such modifications will allow for better maintenance and preservations of the lands, including but not limited to maintenance and removal of exotic vegetation and compatibility of maintenance practices with nearby residential uses.

- The 500-foot Greenbelt along Fruitville Road may be modified to not less than 50 feet.
- The 500-foot Greenbelt along the eastern boundary of the property may be modified to not less than 50 feet.
- No Greenbelt is required on the northern boundary of the VTZ or on the western boundary of the VTZ that is adjacent to the Heritage Ranch Conservation Area.

- The 500-foot Greenbelt located adjacent to The Ranches at Bern Creek shall not be eligible for modification or reduction.

Lakes and stormwater facilities may be included within the Greenbelt as shown on the VTZ Master Plan; in association with landscape planting and opacity.

Additionally, any reduced Greenbelt configuration shall:

- protect the Greenway systems, including wildlife corridors; and,
- avoid adverse impacts to adjacent publicly owned environmentally sensitive lands.

### VTZ Policy 3.3

#### **Alternate Greenway Resource Management Area Designation**

Lands designated as Greenway RMA that fall within the boundaries of the VTZ may provide Alternate Greenway buffer configurations, which include reconfigured buffers and ecologically enhanced Greenway buffers, consistent with Article 14 Section 124-271(i)(2)(g) of the UDC as amended. In the event the alternative Greenway buffer within the VTZ is proposed to be reduced to less than 300 feet in width, the applicant shall mitigate within the on-site Greenway or other Open Space for the additional reduction to provide equivalent or greater net ecological benefit.

### VTZ obj 4

**Provide a development review process that facilitates the efficient review and approval of projects within the VTZ.**

### VTZ Policy 4.1

#### **Applicable Zoning Code, Design Standards & Land Development Regulations**

The authorized development form within the VTZ is the primarily suburban development form of existing Lakewood Ranch. Thus, the implementing Zone District shall be RSF-2/PUD (not VPD). Any community or street network design mandates of the Village/Open Space RMA together with the complementary VPD standards do not apply in any manner to the VTZ. Rather, the UDC standards shall apply to all aspects of development within the VTZ. By way of example only, the following shall be permitted within the VTZ, private roads, gates, and cul-de-sacs. Implementation of other development standards, such as Greenbelts and Greenways shall be consistent with the VTZ standards set forth above.

Ownership of Irrigation Utility: Lakewood Ranch is served by Braden River Utilities with respect to reclaimed water. Any reclaimed water or irrigation facilities and associated infrastructure within the VTZ may be owned and



operated by Braden River Utilities and/or the Lakewood Ranch Stewardship District.

#### VTZ Policy 4.2

##### **Development Review Process**

At the option of the Developer, the County may process either one or multiple rezone application(s) that involves one or multiple owners as one project. The MDO application and RSF-2/PUD rezoning for one or more development increments may be processed concurrently.

The overall development within the VTZ shall undergo review as a Development of Critical Concern ("DOCC") resulting in an MDO and VTZ Master Plan. No Neighborhood Plan shall be required with respect to any development within the VTZ.

The unit threshold for the development may exceed the current unit threshold for a DOCC set forth in the DOCC implementing ordinance. The MDO shall specify the information which must be submitted with a rezoning application which may include all or any portion of development within the VTZ. In no case shall the VTZ consist of more than 5,000 dwelling units.

Once the MDO is approved, the uses and densities and intensities of use approved by the MDO are not subject to unit or density reduction, intensity reduction, or other changes to the land relating to the County Comprehensive Plan or UDC standards, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the MDO have occurred.

Once an MDO is approved, each portion of the development within the VTZ shall be rezoned pursuant to the terms of the MDO and Article 6 of the UDC (including all submittal standards), provided such application for rezone is consistent with the VTZ policies in Chapter 8. Rezoning to RSF-2/PUD shall be permitted in the VTZ, notwithstanding any provision to the contrary in the UDC.

Given the requirement of significant initial investment in off-site Sanitary Sewer, Potable Water, Reclaimed Water, and a 4 Lane Section of Bourneside Boulevard (North South Road B) to be financed and completed with the initial Lakewood Ranch Stewardship Bond Issue, and the concurrent assessment of the subject property to Benefit Special Assessments, the phasing (by either geography or by dwelling unit count) of development within the VTZ shall not be required in any respect.

#### VTZ Policy 4.3

##### **Submittal Requirements**

The VTZ Master Plan approved with the MDO shall include at a minimum the following information:

- site analysis of natural features consistent with the natural system classification in The Sarasota County Comprehensive Plan;
- 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 pre-development conditions and drainage intent, transportation, and schools); and
- location of proposed Sending and/or Receiving Zones for Density Incentives Program, if implemented by Developer, to increase residential density beyond the Base VTZ Density.

#### VTZ Policy 4.4

##### **Fiscal Neutrality**

Development within the VTZ 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 VTZ shall be funded by properties within the VTZ.

A Fiscal Neutrality Analysis, completed for lands within the VTZ, shall be demonstrated and deemed complete with the approval of the MDO. The MDO shall require that Fiscal Neutrality be determined for the entirety of the VTZ. In addition, the MDO may allow for incentives to provide affordable housing. For off-site impacts, the MDO will address the costs of infrastructure needed for the development. 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 analyzed 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.

The BOCC shall require that these procedures for measuring Fiscal Neutrality and the Fiscal Neutrality plans be submitted as part of the application for the MDO and reviewed for compliance by County staff. Fiscal Neutrality procedures and calculations for school demands shall be submitted to the School Board for review prior to review by the BOCC. All calculations of costs shall be based on current cost data.

The Fiscal Neutrality provisions applicable to the VTZ are expressly determined to be overarching to achieving the public benefits of the Sarasota 2050 RMA-1 Comprehensive Plan Amendments.

#### **Definitions for VTZ:**

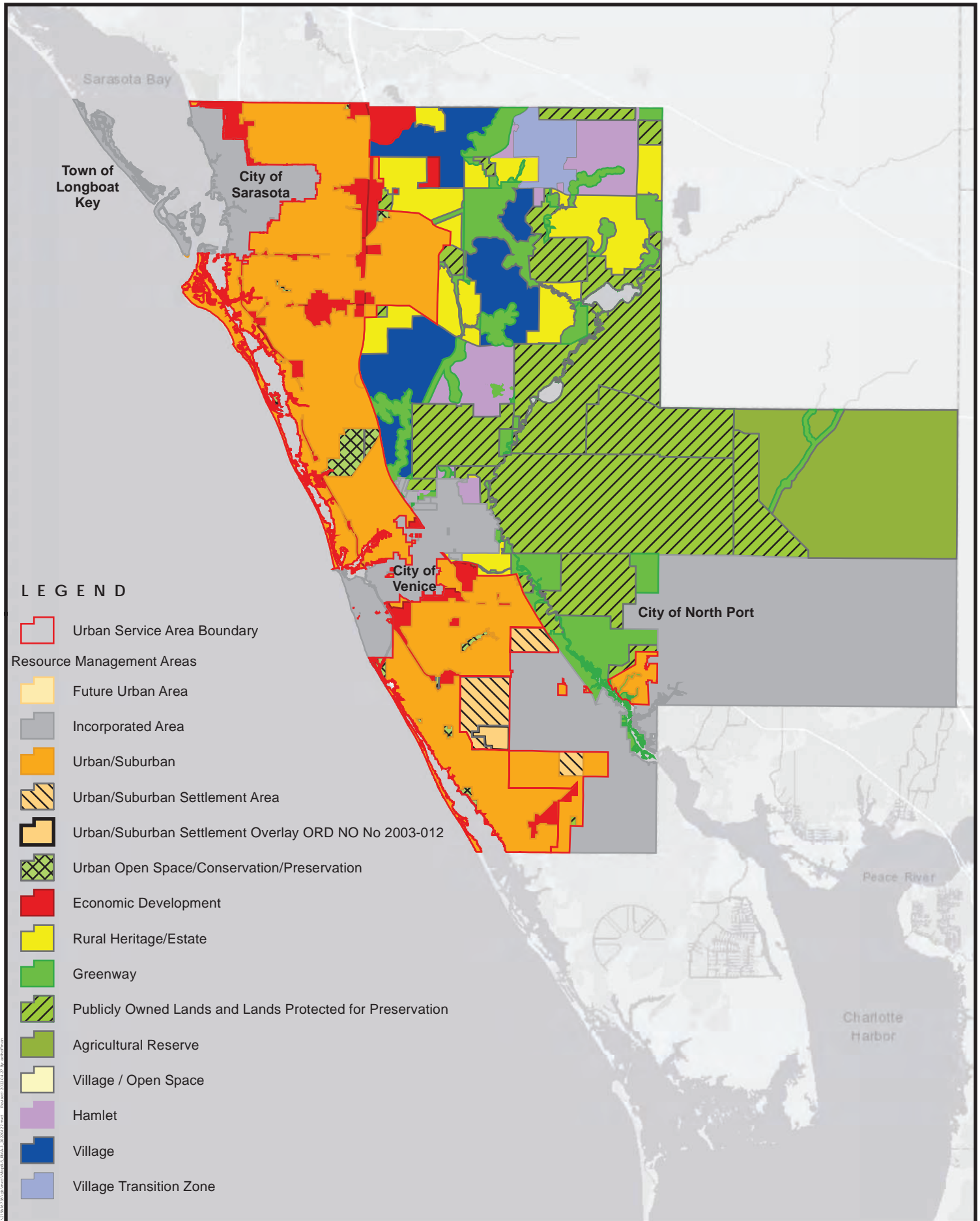
***Developed Area.* For the VTZ RMA, that land area exclusive of Open Space identified and depicted on a VTZ Master Plan, as approved by the MDO.**

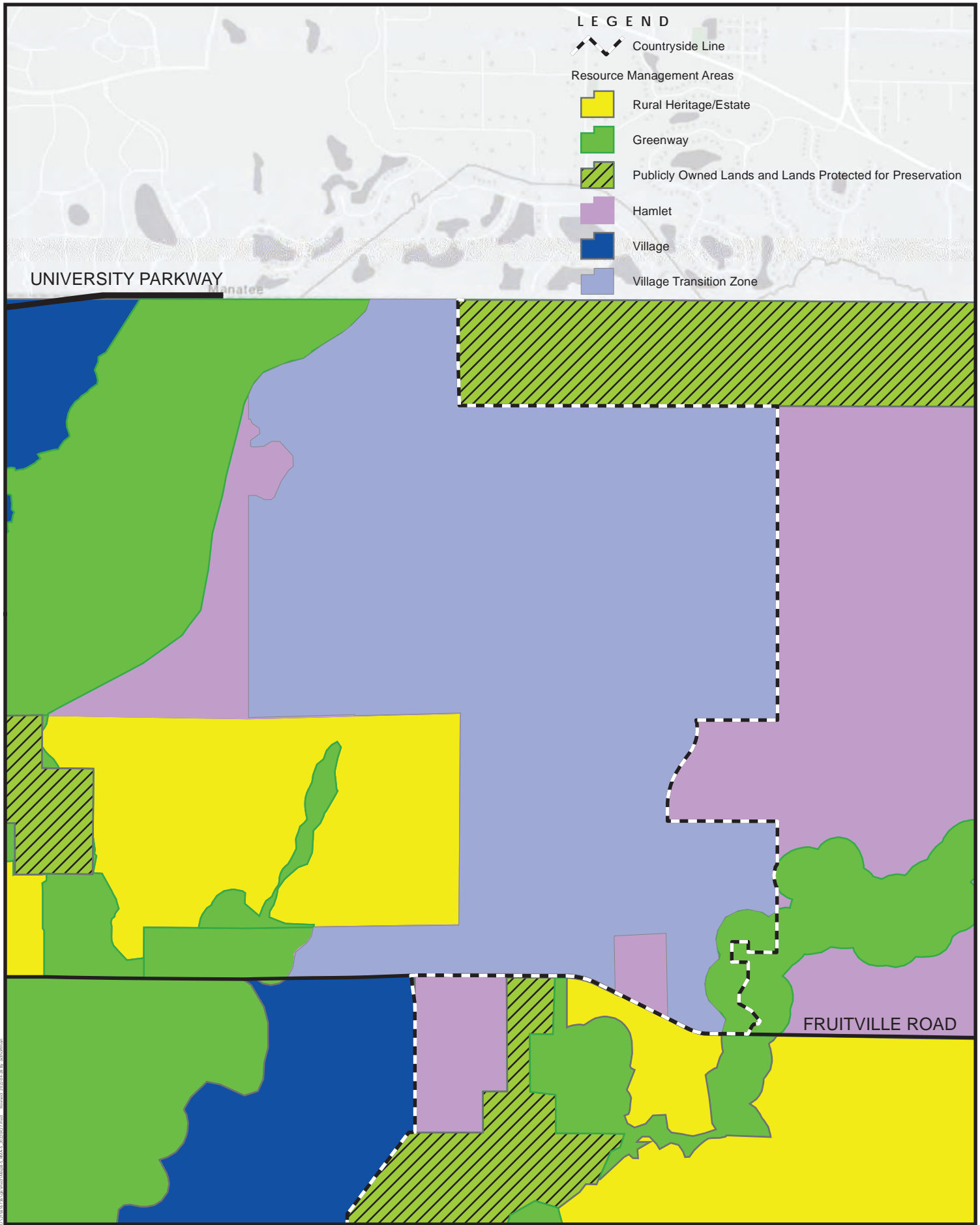
***Greenbelt:* A permanent Buffer surrounding the Developed Area of the Village Transition Zone.**

***Open Space (VTZ).* For the, VTZ, that land area exclusive of Developed Area identified and depicted on a VTZ Master Plan, as approved by the MDO. Open Space shall be property under public or private ownership which is unoccupied or predominately unoccupied by buildings or other impervious surfaces and which is identified as Greenway, Greenbelt, and other open space and used for parks, recreation, agriculture, conservation, preservation of native habitat and other natural resources, surface/irrigation water impoundment, historic, or scenic purposes.**



## 3.2 Comprehensive Plan Large-Scale Map Amendment





Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Notes:

1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet
2. Source data: Sarasota County GIS
3. Imagery: ESRI Basemap

## Map 8-5: RMA-5 VTZ Land Use Map

April 2022

Stantec Consulting Services Inc.  
6900 Professional Pkwy E.  
Sarasota, FL 34240  
tel 941.907.6900  
fax 941.907.6910

0 1,000 2,000  
Feet





# SECTION 4:

## NEIGHBORHOOD WORKSHOP

## 4.1 Legal Proof of Ad Publication



## Order Confirmation

Not an Invoice

<b>Account Number:</b>	524696
<b>Customer Name:</b>	Stantec Consulting Svcs Inc
<b>Customer Address:</b>	Stantec Consulting Svcs Inc 6920 Professional PKWY Janice Robbins Lakewood Ranch FL 34240-8414
<b>Contact Name:</b>	Stantec Consulting Svcs Inc
<b>Contact Phone:</b>	9419076900
<b>Contact Email:</b>	
<b>PO Number:</b>	

<b>Date:</b>	03/25/2022
<b>Order Number:</b>	7096639
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	44.0000
<b>Height in Inches:</b>	0.0000

Print			
Product	#Insertions	Start - End	Category
SAR Herald-Tribune	1	03/31/2022 - 03/31/2022	Public Notices
SAR heraldtribune.com	1	03/31/2022 - 03/31/2022	Public Notices

<b>Total Order Confirmation</b>	<b>\$121.00</b>
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## Ad Preview

### PUBLIC NOTICE

A virtual workshop will be held to discuss the following application associated with a 3,900± acre property located south of University Parkway and north of Fruitville Road: (1) An Application for a Comprehensive Plan Amendment to modify the Resource Management Area (RMA) Map from Hamlet to Village, relocate the Countryside Line, and propose new policy language that will outline development of the subject property in a manner that will offer a more meaningful transition to Hamlet development, to the east. (2) An Application for a Development of Critical Concern (DOCC) and Master Development Plan for Lakewood Ranch Southeast.

The workshop will be held virtually Thursday, April 7, 2022, beginning at 6 pm via Microsoft Teams. To watch and participate in the virtual workshop, please visit: <https://bit.ly/3D333ja>. You can also listen in by phone by dialing (833) 436-6264, Conference ID: 541 697 069#. This is not a public hearing. The purpose of the workshop is to inform neighboring residents of the nature of the proposal, to discuss the concept plan and to seek comments. We look forward to seeing you there, virtually. If you have questions, please contact Katie LaBarr at 941-907-6900. For more information, please also feel free to visit <https://bit.ly/3D333ja>

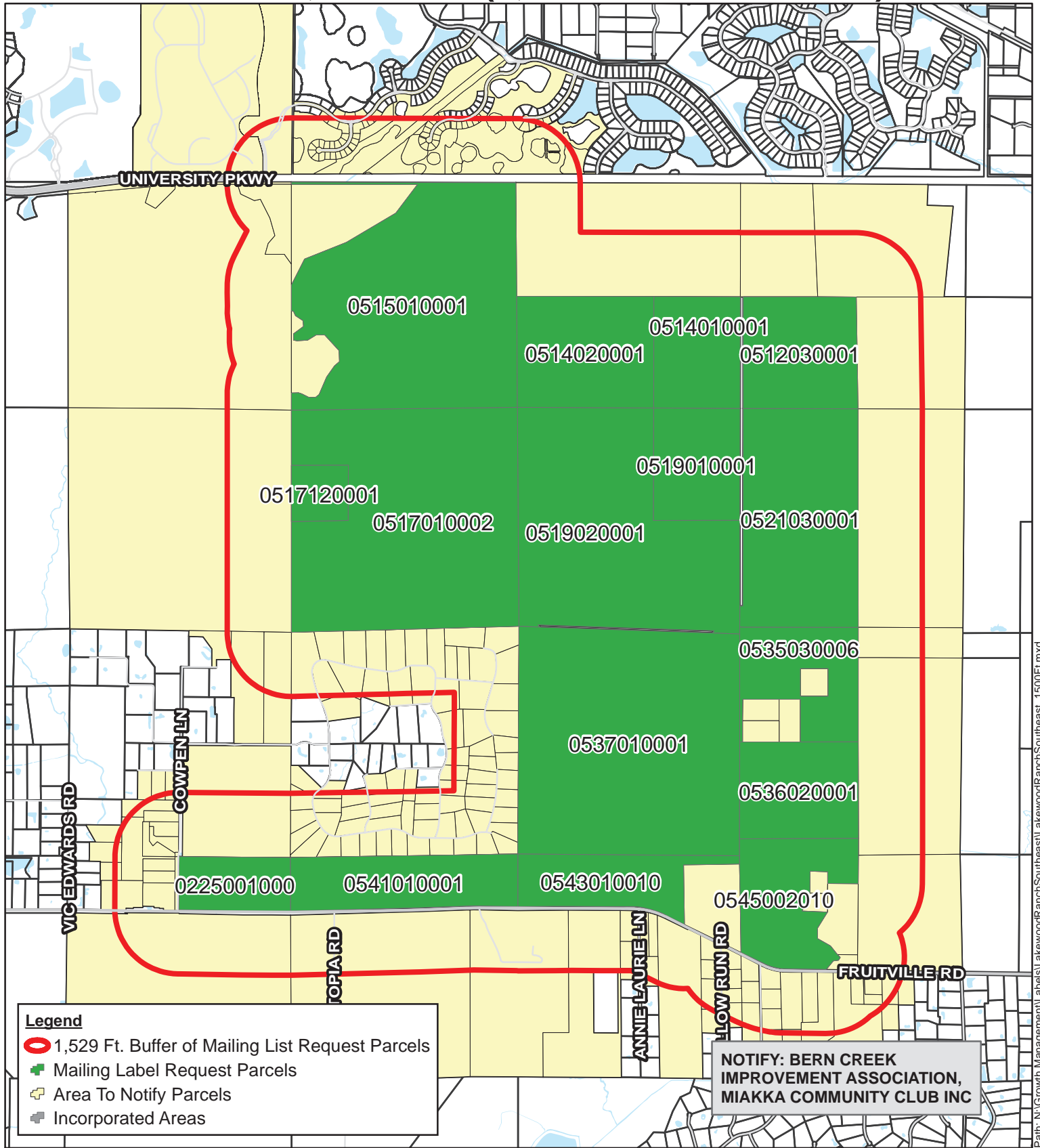
Publish March 31, 2021 (7096639)

## 4.2 Copy of the Mailing List & Buffer Map

# Notification Labels

## Lakewood Ranch Southeast

### Buffer: 1,529 Feet (1,500 Feet Plus ROW)





BARTLETT, DEAN STUART  
WEST HILL DORMANS PARK  
SURREY RH19 2ND,  
UNITED KINGDOM

1950 BERN CREEK LOOP LLC  
1601 BERN CREEK LOOP  
SARASOTA, FL 34240-9244

ADAMS DIANE L  
172 COWPEN LN  
SARASOTA, FL 34240

ANGELO RO ELISE A  
11708 MARSH HEAD RD  
SARASOTA, FL 34240

ANTHONY MATHUSON  
1806 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240-8659

ARSENAULT DAVID A  
1350 BERN CREEK LOOP  
SARASOTA, FL 34240-8771

ATHA JACOB W  
4425 PARNELL DR  
SARASOTA, FL 34232

BARTON, CRAIG W  
PO BOX 781780  
WICHITA, KS 67278-1780

BAUGHER KENNETH L  
1403 PINE PRAIRIE RD  
SARASOTA, FL 34240-8301

BAYLIS JOHN E  
12001 BACKWATER RD  
SARASOTA, FL 34240-9235

BECK, JAMILYN L  
19408 BEACON PARK PL  
BRADENTON, FL 34202-4613

BELLAN ERIC E  
2503 TUTTLE WAY  
SARASOTA, FL 34239-4743

BERN CREEK IMPROVEMENT  
ASSOCIATION INC/C/O MICHAEL  
HUTCHINSON  
1550 BERN CREEK LOOP  
SARASOTA, FL 34240

BERN CREEK IMPROVEMENT  
ASSOCIATION INC/MICHAEL  
HUTCHINSON  
3307 CLARK RD. STE 201  
SARASOTA, FL 34231

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

BHEG LAKEPARK LLC  
1140 VIRGINIA DR  
FORT WASHINGTON, PA 19034

BIG HEART RANCH LLC  
3656 SAN REMO TER  
SARASOTA, FL 34239

BISET ROGER  
7856 SADDLE CREEK TRL  
SARASOTA, FL 34241

BOWLING MICHELE S  
1101 BERN CREEK LOOP  
SARASOTA, FL 34240

BRADSHAW, TERRY  
8346 FARINGTON CT  
BRADENTON, FL 34202

BROWN, EBER E JR  
8325 FARINGTON CT  
BRADENTON, FL 34202-4620

CALLAGHAN, DANIEL C  
5066 18TH AVE W  
BRADENTON, FL 34209-5125

CHAPLE CINDY  
12026 SLOUGH RIM RD  
SARASOTA, FL 34240-9358

CLOWS LOUIS G  
1600 BERN CREEK LOOP  
SARASOTA, FL 34240-8868

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

COPALO LLC  
2059 58TH AVENUE CIR E  
BRADENTON, FL 34203-5060

CORE AZURE LLC  
9916 E HARRY ST STE 104  
WICHITA, KS 67207

COUTSOLIOUTSOS, TERRY D  
19404 BEACON PARK PL  
BRADENTON, FL 34202-4613

CRIST KURT R  
2350 BERN CREEK LOOP  
SARASOTA, FL 34240-8872

DAVIS DONALD G  
1307 OAK HAMMOCK RD  
SARASOTA, FL 34240-8877

DAVIS, JEFFREY M  
19418 BEACON PARK PL  
BRADENTON, FL 34202-4613

DAY CHARLIE H  
1182 COWPEN LN  
SARASOTA, FL 34240-9141

DECKER DAVID G JR  
11801 CREEK SHED PL  
SARASOTA, FL 34240-0000

DECKER KATHERINE  
11801 CREEK SHED PL  
SARASOTA, FL 34240

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

DICHILLO, RICHARD A  
19426 BEACON PARK PL  
BRADENTON, FL 34202

DIMARE, SCOTT M  
19004 GANTON AVE  
BRADENTON, FL 34202-4602

DOBBERT JAMES W  
12020 SLOUGH RIM RD  
SARASOTA, FL 34240-9358

DOLAN, MICHAEL K  
212 KINLOCH RD  
MANAKIN SABOT, VA 23103

DONALD E MILLER REVOCABLE LIVING  
TRUST  
13411 FRUITVILLE RD  
SARASOTA, FL 34240-9294

EISINGER BARBARA L  
2406 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240-9349

ESPINO, RICARDO A  
18916 GANTON AVE  
BRADENTON, FL 34202-4601

FELDHACKER, KEITH D  
8341 FARINGTON CT  
BRADENTON, FL 34202-4620

FITZGERALD EILEEN M (E LIFE EST)  
1550 BERN CREEK LOOP  
SARASOTA, FL 34240-9239

FOWLER FREDERICK J  
2151 BERN CREEK LOOP  
SARASOTA, FL 34240-8874

FUNK FRANK E  
2301 BERN CREEK LOOP  
SARASOTA, FL 34240-8605

GARY A DAHL AND JUDY L DAHL LIVING  
TRUST  
1751 BERN CREEK LOOP  
SARASOTA, FL 34240-8869

GILBERT STEVEN P  
12016 SLOUGH RIM RD  
SARASOTA, FL 34240-9358

GILES JOHN B  
1101 PINE PRAIRIE RD  
SARASOTA, FL 34240-9314

GILICK ADAM  
1503 PINE PRAIRE RD  
SARASOTA, FL 34240

GIRARD JEFFREY D  
2107 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240-9320

GIUFFRE FRANK  
1750 BERN CREEK LOOP  
SARASOTA, FL 34240

GODOFSKY, ELIOT W  
15815 CLEARLAKE AVE  
BRADENTON, FL 34202

GOMEZ ZOILA Y  
3740 NE 16TH AVE  
POMPAHO BEACH, FL 33064-6622

GOODMAN PAUL ROBERT  
4563 HIDDEN FOREST LN  
SARASOTA, FL 34235-5105

GREEN CHRISTY D  
164 COWPEN LN  
SARASOTA, FL 34240

GREGORY TOMMY E  
2505 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240



GUSTAFSON BENJAMIN  
2001 BERN CREEK LOOP  
SARASOTA, FL 34240-8870

HAMMOND, JAMES H  
19423 BEACON PARK PL  
BRADENTON, FL 34202-4614

HAWKINS JAMES B  
1250 BERN CREEK LOOP  
SARASOTA, FL 34240-8770

HEIDENBERGER, THOMAS  
7841 BIRDIE BEND WAY  
SARASOTA, FL 34241

HERITAGE RANCH LLC  
14400 COVENANT WAY  
LAKEWOOD RANCH, FL 34202-8900

HERSCHBERGER SCOTT L  
13611 FRUITVILLE RD  
SARASOTA, FL 34240

HI HAT RANCH LLLP  
11708 FRUITVILLE RD  
SARASOTA, FL 34240-9372

HICKMAN, CHRISTOPHER  
19450 BEACON PARK PL  
BRADENTON, FL 34202

HIERHOLZER, DANNY MICHAEL  
18912 GANTON AVE  
BRADENTON, FL 34202

HOPE, MICHAEL R  
16813 BERWICK TER  
LAKEWOOD RANCH, FL 34202

HOWARD JR WILLIAM O  
1051 BERN CREEK LOOP  
SARASOTA, FL 34240-9237

HUBBARD JR DONALD (TTEE)  
PO BOX 2606  
SARASOTA, FL 34230-2606

HURST HUGH D  
1300 PINE PRAIRIE RD  
SARASOTA, FL 34240-8662

ISAACSON, KIRK J  
1110 FOX GLEN DR  
SAINT CHARLES, IL 60174

JANE BRIM REVOCABLE TRUST  
11902 BACKWATER RD  
SARASOTA, FL 34240

JEANROY, ALEXANDRA M  
19408 NEWLANE PL  
BRADENTON, FL 34202

JENSEN JOINT TRUST  
195 VIC EDWARDS RD  
SARASOTA, FL 34240

JIMENEZ ADOLFO  
2888 MICHIGAN ST  
SARASOTA, FL 34237

JOHN CANNON HOMES EASTMOOR LLC  
6710 PROFESSIONAL PKWY STE 100  
SARASOTA, FL 34240-8588

JOHN CANNON HOMES INC  
6710 PROFESSIONAL PKWY W 100  
SARASOTA, FL 34240

JOHNSON DONALD R  
10880 LANNOM LN  
SARASOTA, FL 34240-9138

JOHNSON, BRIAN K  
19416 NEWLANE PL  
BRADENTON, FL 34202

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

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

KEESECKER CHRIS  
12700 FRUITVILLE RD  
SARASOTA, FL 34240

KEPLER MATHEW V  
1407 OAK HAMMOCK RD  
SARASOTA, FL 34240

KESTREL HOLDINGS LLC  
319 WEST PORTAL AVE  
SAN FRANCISCO, CA 94127

KHAW REVOCABLE LIVING TRUST  
2150 BERN CREEK LOOP  
SARASOTA, FL 34240-8871

KING, DAREN A  
202 WOODVIEW WAY  
BRADENTON, FL 34212

KIRIAKO, JOHN E  
5819 WAKE FOREST RUN UNIT 101  
BRADENTON, FL 34211

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

LATREILLE, LUCIEN C  
19406 BEACON PARK PL  
BRADENTON, FL 34202

LAURA E STRICKLAND REVOCABLE TRUST  
12996 FRUITVILLE RD  
SARASOTA, FL 34240-9281



LAZARIS, FAY  
19414 BEACON PARK PL  
BRADENTON, FL 34202-4613

LEASK, GRAEME WALLACE  
18909 GANTON AVE  
BRADENTON, FL 34202-4607

LELAND C WETHERINGTON TRUST  
AGREEMENT  
7590 FRUITVILLE RD STE 200  
SARASOTA, FL 34237

LLAMA TRUST PARTNERS LLC  
8430 ENTERPRISE CIR STE 210  
LAKEWOOD RANCH, FL 34202

MACHTEL KENNETH J  
12087 BACKWATER RD  
SARASOTA, FL 34240-9235

MANATEE COUNTY BOARD OF COUNTY  
COMMISSIONERS  
PO BOX 1000  
BRADENTON, FL 34206

MARTELLO JOANN  
1801 SLOUGH RD  
SARASOTA, FL 34240

MARTINELLI KYM  
13090 FRUITVILLE RD  
SARASOTA, FL 34240

MC CABE LEWIS B  
1212 COWPEN LN  
SARASOTA, FL 34240-8866

MC MURRY MICHAEL A  
10750 LANNOM LN  
SARASOTA, FL 34240

MEISSNER, JEFFREY R  
19442 BEACON PARK PL  
BRADENTON, FL 34202

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

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

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

MONSEREZ, MILENA O  
8338 FARINGTON CT  
BRADENTON, FL 34202

MORGAN, FRANK P  
19452 BEACON PARK PL  
BRADENTON, FL 34202-4613

MORRISON GEORGE LOWE  
1807 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240

MOTE MARINE LABORATORY INC  
1600 KEN THOMPSON PKWY  
SARASOTA, FL 34236-1004

MURCHIE, TUNNEY S  
8342 FARINGTON CT  
BRADENTON, FL 34202

MURPHY MATHEW F  
13744 FRUITVILLE RD  
SARASOTA, FL 34240

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

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

MURPHY WILLIAM F  
2050 BERN CREEK LOOP  
SARASOTA, FL 34240-8799

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

NAGY, JANE L  
8307 FARINGTON CT  
BRADENTON, FL 34202

NASTAN RICHARD G  
11808 MARSH HEAD RD  
SARASOTA, FL 34240-8883

NORMAN COLLEEN  
1208 OAK HAMMOCK RD  
SARASOTA, FL 34240

NULTY, CLAUDIA LYNN  
8533 EAGLE PRESERVE WAY  
SARASOTA, FL 34241-8505

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

OSBORN LESLIE J  
2118 147TH CT E  
BRADENTON, FL 34212

OSBORNE MICHAEL  
10635 FRUITVILLE RD  
SARASOTA, FL 34240

PAGE LAURENCE H  
1210 COWPEN LN  
SARASOTA, FL 34240-8866

PATRICK, ROBERT W  
19420 NEWLANE PL  
BRADENTON, FL 34202-4611

PATTI C STEPHEN  
1207 OAK HAMMOCK RD  
SARASOTA, FL 34240-8878

PEPPER LLOYD R  
2100 BERN CREEK LOOP  
SARASOTA, FL 34240

PETRIL, ROBERT D SR  
19415 BEACON PARK PL  
BRADENTON, FL 34202

POMMENVILLE DAVID S  
1606 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240-8845

PRESLEY RODNEY W  
2400 BERN CREEK LOOP  
SARASOTA, FL 34240-8873

PRICE ROBERT R  
10687 FRUITVILLE RD  
SARASOTA, FL 34240

RESILIENT RETREAT INC  
1207 SARASOTA CENTER BLVD  
SARASOTA, FL 34240

RESNICK MICHAEL L  
2300 BERN CREEK LOOP  
SARASOTA, FL 34240-8872

RICE, WILLIAM ADAM JR  
19110 GANTON AVE  
BRADENTON, FL 34202

RICHARD TAUGNER REVOCABLE TRUST  
1800 BERN CREEK LOOP  
SARASOTA, FL 34240

RICKERT ADAM A  
2405 COWPEN LN  
SARASOTA, FL 34240

ROSEN JOSHUA H  
2601 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240-9397

ROSSITER ERIK F  
1150 BERN CREEK LOOP  
SARASOTA, FL 34240-8769

ROUNTREE JAMES B & ANNE W  
1000 ANNIE LAURIE LN  
SARASOTA, FL 34240-9744

RUBIN, KEVIN A  
8309 FARINGTON CT  
BRADENTON, FL 34202-4620

SALTZMAN, BARRY STEVEN  
8306 FARINGTON CT  
BRADENTON, FL 34202-4619

SARASOTA CITY OF/C/O CITY AUDITOR  
AND CLERK  
1565 1ST ST RM 110  
SARASOTA, FL 34230-1058

SARASOTA COUNTY PLANNING SERVICES  
1660 RINGLING BLVD  
SARASOTA, FL 34236

SARMIENTO JEFFREY P  
2250 BERN CREEK LOOP  
SARASOTA, FL 34240-8768

SCHAUB KYLE M  
1308 OAK HAMMOCK RD  
SARASOTA, FL 34240-8300

SCHMIDT, DAVID  
8305 FARINGTON CT  
BRADENTON, FL 34202

SCHOETTLE SUSAN P  
18099 DEER PRAIRIE DR  
SARASOTA, FL 34240-5845

SCHROEDER-MANATEE RANCH INC  
14400 COVENANT WAY  
BRADENTON, FL 34202

SCHROEDER-MANATEE RANCH INC  
14400 COVENANT WAY  
LAKEWOOD RANCH, FL 34202-8900

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

SCHWARTZ JAMIE LEE  
25216 65TH AVE E  
MYAKKA CITY, FL 34251

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



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

SCOGGINS PAMELA  
2401 BERN CREEK LOOP  
SARASOTA, FL 34240-8606

SERRANO, GEORGE  
19427 BEACON PARK PL  
BRADENTON, FL 34202-4614

SIGURDSSON FAMILY REVOCABLE LIVING  
TRUST  
9910 GARVETT  
LIVONIA, MI 48150

SMITH ALEXANDER G  
1100 PINE PRAIRIE RD  
SARASOTA, FL 34240-9356

SMITH JEFFREY L  
1200 BERN CREEK LOOP  
SARASOTA, FL 34240-8770

SMR 2050 LLC  
14400 COVENANT WAY  
LAKEWOOD RANCH, FL 34202-8900

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

SNOKE JAMES  
2000 BERN CREEK LOOP  
SARASOTA, FL 34240

SNYDER JOSEPH A  
1500 PINE PRAIRIE RD  
SARASOTA, FL 34240-8660

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

STANLEY, GREGG A  
900 BELDEN WAY  
NASHVILLE, TN 37221

STARNELL, PETER J  
19446 BEACON PARK PL  
BRADENTON, FL 34202-4613

STEPHEN E WOEBER REVOCABLE TRUST  
140 COWPEN LN  
SARASOTA, FL 34240-9704

SUNFIELD HOMES INC  
3600 GALILEO DR STE 104  
TRINITY, FL 34655

SWAIN THOMAS E  
95 VIC EDWARDS RD  
SARASOTA, FL 34240-8973

THE CONCESSION COMMUNITY  
ASSOCIATION INC  
4654 SR 64 E STE 503  
BRADENTON, FL 34208

THOMAS ROBERT B  
12008 SLOUGH RIM RD  
SARASOTA, FL 34240-9358

THOMAS, JOHN L  
8334 FARINGTON CT  
BRADENTON, FL 34202-4619

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

TKACHUK OLEG  
1450 BERN CREEK LOOP  
SARASOTA, FL 34240

TOLER CAROL L  
1650 BERN CREEK LOOP  
SARASOTA, FL 34240-8868

TOLL FL XIII LIMITED PARTNERSHIP  
250 GIBRALTAR RD  
HORSHAM, PA 19044

TOZZO CHRISTINE M  
1901 BERN CREEK LOOP  
SARASOTA, FL 34240-9246

URFER DONALD  
5278 STATION WAY  
SARASOTA, FL 34233

URFER DONALD R  
1251 BERN CREEK LOOP  
SARASOTA, FL 34240

VIGLIONE JENNIFER  
10800 LANNOM LN  
SARASOTA, FL 34240-9138

WAGLER JAMES W  
1801 BERN CREEK LOOP  
SARASOTA, FL 34240-8798

WATTERS, BRIAN  
40 DALE ST W  
WEST BABYLON, NY 11704

WEERTS, JAMES F  
160 COVERED BRIDGE LN  
CHERRY LOG, GA 30522-2057

WEIPPERT, DON  
18826 GANTON AVE  
BRADENTON, FL 34202-4600

WEIPPERT, DON W  
8432 LINDRICK LN  
BRADENTON, FL 34202

WELCH JR WILLIAM M  
1010 COWPEN LN  
SARASOTA, FL 34240-8949

WELCH LOIS B (E LIFE EST)  
1110 COWPEN LN  
SARASOTA, FL 34240-9141

WENDELL GARY  
1400 BERN CREEK LOOP  
SARASOTA, FL 34240-8772

WESSEL KEVIN R  
1400 PINE PRAIRIE RD  
SARASOTA, FL 34240-8661

WESSEL THOMAS J  
2200 BERN CREEK LOOP  
SARASOTA, FL 34240-8768

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

WILLIAMS ROBERT D  
1601 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240-8846

WILMA WEAVER REVOCABLE LIVING  
TRUST  
1701 BERN CREEK LOOP  
SARASOTA, FL 34240-8869

WOLCOTT, JAMES B  
8835 BROOKFIELD TER  
BRADENTON, FL 34212-6302

WOLF RICK A  
1700 BERN CREEK LOOP  
SARASOTA, FL 34240-8766

WYATT, JANE  
8337 FARINGTON CT  
BRADENTON, FL 34202-4620

YARUSS ALAN  
2101 BERN CREEK LOOP  
SARASOTA, FL 34240

1200 PINE PRAIRIE RD  
SARASOTA, FL 34240-8302

2405 MOCCASIN HOLLOW RD  
SARASOTA, FL 34240-9389





ID	NAME1	NAME_ADD	CITY	STA	ZIP	COUNTRY
331931359	BARTLETT, DEAN STUART 1950 BERN CREEK	WEST HILL DORMANS 1601 BERN	SURREY RH19 2ND		34240-	UNITED KINGDOM
0540010450	LOOP LLC	CREEK	SARASOTA	FL	9244	
0225002030	ADAMS DIANE L	172	SARASOTA	FL	34240	
0540010850	ANGELO ELISE A ANTHONY	11708 1806	SARASOTA	FL	34240- 34240-	
0539010180	MATHUSON	MOCCASIN 1350 BERN	SARASOTA	FL	8659 34240-	
0539010080	ARSENAULT DAVID A	CREEK	SARASOTA	FL	8771	
0543150001	ATHA JACOB W	4425 PO BOX	SARASOTA	FL	34232 67278-	
331934109	BARTON, CRAIG W BAUGHER KENNETH	781780 1403 PINE	WICHITA	KS	1780 34240-	
0540010540	L	PRAIRIE RD	SARASOTA	FL	8301 34240-	
0539010111	BAYLIS JOHN E	12001 BACKWATE	SARASOTA	FL	9235 34202-	
331930959	BECK, JAMILYN L	19408 BEACON	BRADENTON	FL	4613 34239-	
0539010190	BELLAN ERIC E BERN CREEK IMPROVEMENT	2503 TUTTLE 1550 BERN CREEK	SARASOTA	FL	4743	
0204140002	ASSOCIATION BERN CREEK IMPROVEMENT ASSOCIATION	LOOP 3307CLARK RD. STE 201	SARASOTA	FL	34240 34231 34240-	
0544080002	BEST GREGORY BHEG LAKEPARK LLC	SHALLOW 1140 VIRGINIA	SARASOTA FORT WASHINGTON	FL PA	9148 19034	
0203010001	BIG HEART RANCH	3656 SAN 7856	SARASOTA	FL	34239	
0546003012	BISET ROGER BOWLING MICHELE S	SADDLE 1101 BERN CREEK	SARASOTA	FL	34241 34240	
0539010280	BRADSHAW, TERRY	8346	BRADENTON	FL	34202	
331934409		8325			34202-	
331934159	BROWN, EBER E JR CALLAGHAN, DANIEL	FARINGTO 5066 18TH	BRADENTON	FL	4620 34209-	
331934359	C	AVE W 12026	BRADENTON	FL	5125 34240-	
0540010500	CHAPLE CINDY	SLOUGH 1600 BERN	SARASOTA	FL	9358 34240-	
0540010680	CLOWS LOUIS G	CREEK 1028	SARASOTA	FL	8868 34240-	
0544080003	COBLE II SAMUEL E	SHALLOW 2059 58TH	SARASOTA	FL	7631 34203-	
0204110004	COPALO LLC	AVENUE 9916 E	BRADENTON	FL	5060	
331931009	CORE AZURE LLC COUTSOLIOUTSOS,	HARRY ST 19404	WICHITA	KS	67207 34202-	
331930859	TERRY D	BEACON 2350 BERN	BRADENTON	FL	4613 34240-	
0540010370	CRIST KURT R	CREEK 1307 OAK	SARASOTA	FL	8872 34240-	
0540010860	DAVIS DONALD G	HAMMOCK 19418	SARASOTA	FL	8877 34202-	
331931109	DAVIS, JEFFREY M	BEACON	BRADENTON	FL	4613	

0204140005	DAY CHARLIE H	1182 COWPEN	SARASOTA	FL	34240-9141
0539010320	DECKER DAVID G JR	11801 CREEK	SARASOTA	FL	34240-0000
0539010310	DECKER KATHERINE	11801 13104	SARASOTA	FL	34240-34240-
0543160001	DETWILER HENRY J	FRUITVILLE	SARASOTA	FL	9064
331931159	DICHILLO, RICHARD A	19426 BEACON	BRADENTON	FL	34202-34202-
331936469	DIMARE, SCOTT M	19004 GANTON	BRADENTON	FL	4602-34240-
0540010490	DOBBERT JAMES W	12020 SLOUGH	SARASOTA	FL	9358
331931259	DOLAN, MICHAEL K	212 KINLOCH	MANAKIN SABOT	VA	23103-34240-
0545002012	DONALD E MILLER	13411 FRUITVILLE	SARASOTA	FL	9294-34240-
0539010120	EISINGER BARBARA L	2406 MOCCASIN	SARASOTA	FL	9349-34202-
331936619	ESPINO, RICARDO A	18916 GANTON	BRADENTON	FL	4601-34202-
331934309	FELDHACKER, KEITH D	8341 FARINGTO	BRADENTON	FL	4620-34240-
0539010210	FITZGERALD EILEEN M (E LIFE EST)	1550 BERN CREEK	SARASOTA	FL	9239-34240-
0540010790	FOWLER FREDERICK J	2151 BERN CREEK	SARASOTA	FL	8874-34240-
0540010780	FUNK FRANK E	2301 BERN CREEK	SARASOTA	FL	8605-34240-
0540010930	GARY A DAHL AND JUDY L DAHL LIVING	1751 BERN CREEK	SARASOTA	FL	8869-34240-
0540010480	GILBERT STEVEN P	12016 SLOUGH	SARASOTA	FL	9358-34240-
0540010510	GILES JOHN B	1101 PINE PRAIRIE RD	SARASOTA	FL	9314-34240-
0540010550	GILLICK ADAM	1503 PINE 2107	SARASOTA	FL	34240-34240-
0539010160	GIRARD JEFFREY D	MOCCASIN 1750 BERN	SARASOTA	FL	9320
0540010650	GIUFFRE FRANK	CREEK	SARASOTA	FL	34240
331937519	GODOFSKY, ELIOT	15815 3740 NE	BRADENTON POMPANO	FL	34202-33064-
0543100002	GOMEZ ZOILA Y	16TH AVE	BEACH	FL	6622-34235-
0544030002	GOODMAN PAUL	4563 HIDDEN	SARASOTA	FL	5105
0225002040	ROBERT GREEN CHRISTY D	164 2505	SARASOTA	FL	34240
0539010143	GREGORY TOMMY E	MOCCASIN 2001 BERN	SARASOTA	FL	34240-34240-
0540010880	GUSTAFSON BENJAMIN	CREEK 19423	SARASOTA	FL	8870-34202-
331930559	HAMMOND, JAMES H	BEACON 1250 BERN	BRADENTON	FL	4614-34240-
0539010060	HAWKINS JAMES B	CREEK	SARASOTA	FL	8770
331939559	HEIDENBERGER, HERITAGE RANCH LLC	7841 14400	SARASOTA LAKEWOOD	FL	34241-34202-
0179010010	HERSCHBERGER	COVENANT RANCH		FL	8900
0545002014	HERSCHBERGER	13611 11708	SARASOTA	FL	34240-34240-
0541090001	HI HAT RANCH LLLP	FRUITVILLE	SARASOTA	FL	9372

	HICKMAN,	19450				
331931459	CHRISTOPHER	BEACON	BRADENTON	FL	34202	
331936729	HIERHOLZER,	18912	BRADENTON	FL	34202	
		16813	LAKEWOOD			
331930709	HOPE, MICHAEL R	BERWICK	RANCH	FL	34202	
	HOWARD JR	1051 BERN			34240-	
0539010270	WILLIAM O	CREEK	SARASOTA	FL	9237	
	HUBBARD JR	PO BOX			34230-	
0540010460	DONALD (TTEE)	2606	SARASOTA	FL	2606	
		1300 PINE			34240-	
0540010600	HURST HUGH D	PRAIRIE RD	SARASOTA	FL	8662	
		1110 FOX	SAINT			
331931209	ISAACSON, KIRK J	GLEN DR	CHARLES	IL	60174	
	JANE BRIM	11902				
0539010200	REVOCABLE TRUST	BACKWATE	SARASOTA	FL	34240	
331939609	JEANROY,	19408	BRADENTON	FL	34202	
0204130004	JENSEN JOINT	195 VIC	SARASOTA	FL	34240	
0543140001	JIMENEZ ADOLFO	2888	SARASOTA	FL	34237	
	JOHN CANNON	6710			34240-	
0536020001	HOMES EASTMOOR	PROFESSI	SARASOTA	FL	8588	
	JOHN CANNON	6710				
331939409	HOMES INC	PROFESSI	SARASOTA	FL	34240	
		10880			34240-	
0204060003	JOHNSON DONALD R	LANNOM	SARASOTA	FL	9138	
331939509	JOHNSON, BRIAN K	19416	BRADENTON	FL	34202	
	JOHNSTON	960			34240-	
0546003060	CHARLES W	SPRINGBR	SARASOTA	FL	9093	
	KATHRYN M DEVLIN	1060			34240-	
0546003050	REVOCABLE TRUST	SPRINGBR	SARASOTA	FL	2003	
0543100003	KEESECKER CHRIS	12700	SARASOTA	FL	34240	
		1407 OAK				
0540010840	KEPLER MATHEW V	HAMMOCK	SARASOTA	FL	34240	
	KESTREL HOLDINGS	319 WEST	SAN			
331937619	LLC	PORTAL	FRANCISCO	CA	94127	
	KHAW REVOCABLE	2150 BERN			34240-	
0540010410	LIVING TRUST	CREEK	SARASOTA	FL	8871	
331930759	KING, DAREN A	202	BRADENTON	FL	34212	
		5819 WAKE				
331934209	KIRIAKO, JOHN E	FOREST	BRADENTON	FL	34211	
		812			34240-	
0544010002	LAMBERT RONALD P	SHALLOW	SARASOTA	FL	7629	
	LATREILLE, LUCIEN	19406				
331930909	C	BEACON	BRADENTON	FL	34202	
	LAURA E	12996			34240-	
0543100001	STRICKLAND	FRUITVILLE	SARASOTA	FL	9281	
		19414			34202-	
331931059	LAZARIS, FAY	BEACON	BRADENTON	FL	4613	
	LEASK, GRAEME	18909			34202-	
331937369	WALLACE	GANTON	BRADENTON	FL	4607	
	LELAND C	7590				
0545002013	WETHERINGTON	FRUITVILLE	SARASOTA	FL	34237	
	LLAMA TRUST	8430	LAKEWOOD			
331930609	PARTNERS LLC	ENTERPRIS	RANCH	FL	34202	
	MACHTEL KENNETH	12087			34240-	
0539010110	J	BACKWATE	SARASOTA	FL	9235	
	MANATEE COUNTY	PO BOX				
	BOARD OF COUNTY	1000	BRADENTON	FL	34206	
0546003014	MARTELLO JOANN	1801	SARASOTA	FL	34240	
0543160002	MARTINELLI KYM	13090	SARASOTA	FL	34240	
		1212			34240-	
0204110002	MC CABE LEWIS B	COWPEN	SARASOTA	FL	8866	

0204060001	MC MURRY MICHAEL	10750	SARASOTA	FL	34240
	MEISSNER, JEFFREY	19442			
331931309	R	BEACON	BRADENTON	FL	34202
	MESSENGER	4411 BEE			34233-
0544010001	RONALD W	RIDGE RD	SARASOTA	FL	2514
	MIAKKA COMMUNITY	421 VERNA			
	CLUB INC/BECKY	ROAD	SARASOTA	FL	34240
		650			34240-
0544010003	MILLER MONROE J	SHALLOW	SARASOTA	FL	7636
331934509	MONSEREZ, MILENA	8338	BRADENTON	FL	34202
		19452			34202-
331931509	MORGAN, FRANK P	BEACON	BRADENTON	FL	4613
	MORRISON GEORGE	1807			
0539010170	LOWE	MOCCASIN	SARASOTA	FL	34240
	MOTE MARINE	1600 KEN			34236-
0543120002	LABORATORY INC	THOMPSON	SARASOTA	FL	1004
331934459	MURCHIE, TUNNEY S	8342	BRADENTON	FL	34202
0546003070	MURPHY MATHEW F	13744	SARASOTA	FL	34240
		13704			34240-
0546003022	MURPHY MICHAEL B	FRUITVILLE	SARASOTA	FL	9293
		13704			34240-
0546003026	MURPHY MICHAEL R	FRUITVILLE	SARASOTA	FL	9293
		2050 BERN			34240-
0540010430	MURPHY WILLIAM F	CREEK	SARASOTA	FL	8799
	MYAKKA RANCH	7507 S			34231-
0543010020	HOLDINGS LLC	TAMIAMI	SARASOTA	FL	6901
331933909	NAGY, JANE L	8307	BRADENTON	FL	34202
		11808			34240-
0540010900	NASTAN RICHARD G	MARSH	SARASOTA	FL	8883
		1208 OAK			
0540010810	NORMAN COLLEEN	HAMMOCK	SARASOTA	FL	34240
	NULTY, CLAUDIA	8533			34241-
331930809	LYNN	EAGLE	SARASOTA	FL	8505
		1051			34240-
0546003013	ORO MARTINA	SPRINGBR	SARASOTA	FL	2002
0540010520	OSBORN LESLIE J	2118 147TH	BRADENTON	FL	34212
0225002080	OSBORNE MICHAEL	10635	SARASOTA	FL	34240
		1210			34240-
0204110001	PAGE LAURENCE H	COWPEN	SARASOTA	FL	8866
		19420			34202-
331939459	PATRICK, ROBERT W	NEWLANE	BRADENTON	FL	4611
		1207 OAK			34240-
0540010870	PATTI C STEPHEN	HAMMOCK	SARASOTA	FL	8878
		2100 BERN			
0540010420	PEPPER LLOYD R	CREEK	SARASOTA	FL	34240
	PETRIL, ROBERT D	19415			
331930659	SR	BEACON	BRADENTON	FL	34202
	POMMENVILLE	1606			34240-
0540010570	DAVID S	MOCCASIN	SARASOTA	FL	8845
	PRESLEY RODNEY	2400 BERN			34240-
0540010360	W	CREEK	SARASOTA	FL	8873
0225002071	PRICE ROBERT R	10687	SARASOTA	FL	34240
	RESILIENT RETREAT	1207			
0543090001	INC	SARASOTA	SARASOTA	FL	34240
		2300 BERN			34240-
0540010380	RESNICK MICHAEL L	CREEK	SARASOTA	FL	8872
331936319	RICE, WILLIAM ADAM	19110	BRADENTON	FL	34202
	RICHARD TAUGNER	1800 BERN			
0540010640	REVOCABLE TRUST	CREEK	SARASOTA	FL	34240
0203020005	RICKERT ADAM A	2405	SARASOTA	FL	34240



		2601				34240-
0539010130	ROSEN JOSHUA H	MOCCASIN	SARASOTA	FL	9397	
		1150 BERN				34240-
0539010040	ROSSITER ERIK F	CREEK	SARASOTA	FL	8769	
	ROUNTREE JAMES B	1000 ANNIE				34240-
0543150002	& ANNE W	LAURIE LN	SARASOTA	FL	9744	
		8309				34202-
331933959	RUBIN, KEVIN A	FARINGTO	BRADENTON	FL	4620	
	SALTZMAN, BARRY	8306				34202-
331934759	STEVEN	FARINGTO	BRADENTON	FL	4619	
	SARASOTA CITY	1565 1ST				34230-
0513010001	OF/C/O CITY	ST RM 110	SARASOTA	FL	1058	
	SARASOTA COUNTY	1660				
	PLANNING	RINGLING	SARASOTA	FL	34236	
	SARMIENTO	2250 BERN				34240-
0540010390	JEFFREY P	CREEK	SARASOTA	FL	8768	
		1308 OAK				34240-
0540010820	SCHAUB KYLE M	HAMMOCK	SARASOTA	FL	8300	
331933859	SCHMIDT, DAVID	8305	BRADENTON	FL	34202	
	SCHOETTLE SUSAN	18099				34240-
0539010070	P	DEER	SARASOTA	FL	5845	
	SCHROEDER-	14400				
589000169	MANATEE RANCH	COVENANT	BRADENTON	FL	34202	
	SCHROEDER-	14400	LAKEWOOD			34202-
0179010005	MANATEE RANCH	COVENANT	RANCH	FL	8900	
	SCHWARTZ FARMS	13011				34240-
0512030001	INC	FRUITVILLE	SARASOTA	FL	9292	
0535030003	SCHWARTZ JAMIE	25216 65TH	MYAKKA CITY	FL	34251	
		13311				34240-
0535030005	SCHWARTZ JARED M	FRUITVILLE	SARASOTA	FL	9292	
	SCHWARTZ MICHAEL	13211				34240-
0535030002	D	FRUITVILLE	SARASOTA	FL	9360	
		2401 BERN				34240-
0540010770	SCOGGINS PAMELA	CREEK	SARASOTA	FL	8606	
		19427				34202-
331930509	SERRANO, GEORGE	BEACON	BRADENTON	FL	4614	
	SIGURDSSON	9910				
0540010630	FAMILY REVOCABLE	GARVETT	LIVONIA	MI	48150	
	SMITH ALEXANDER	1100 PINE				34240-
0540010620	G	PRAIRIE RD	SARASOTA	FL	9356	
		1200 BERN				34240-
0539010050	SMITH JEFFREY L	CREEK	SARASOTA	FL	8770	
		14400	LAKEWOOD			34202-
0179010001	SMR 2050 LLC	COVENANT	RANCH	FL	8900	
		14400	LAKEWOOD			34202-
0515010001	SMR/MYAKKA LLC	COVENANT	RANCH	FL	8900	
		2000 BERN				
0540010440	SNOKE JAMES	CREEK	SARASOTA	FL	34240	
		1500 PINE				34240-
0540010580	SNYDER JOSEPH A	PRAIRIE RD	SARASOTA	FL	8660	
0543120001	SRQ LAND LLC	1952 FIELD	SARASOTA	FL	34231	
331934659	STANLEY, GREGG A	900	NASHVILLE	TN	37221	
		19446				34202-
331931409	STARNELL, PETER J	BEACON	BRADENTON	FL	4613	
	STEPHEN E	140				34240-
0225002050	WOEBER	COWPEN	SARASOTA	FL	9704	
	SUNFIELD HOMES	3600				
0512010001	INC	GALILEO	TRINITY	FL	34655	
		95 VIC				34240-
0204130002	SWAIN THOMAS E	EDWARDS	SARASOTA	FL	8973	

331935609	THE CONCESSION COMMUNITY	4654 SR 64 E STE 503 12008	BRADENTON	FL	34208 34240-
0540010470	THOMAS ROBERT B	SLOUGH 8334	SARASOTA	FL	9358 34202-
331934559	THOMAS, JOHN L	FARINGTO 13251	BRADENTON	FL	4619 34240-
0535030004	THUM JESSICA LYNN	FRUITVILLE 1450 BERN	SARASOTA	FL	9292
0539010100	TKACHUK OLEG	CREEK 1650 BERN	SARASOTA	FL	34240 34240-
0540010670	TOLER CAROL L TOLL FL XIII LIMITED	CREEK 250	SARASOTA	FL	8868
589001009	PARTNERSHIP	GIBRALTAR 1901 BERN	HORSHAM	PA	19044 34240-
0540010890	TOZZO CHRISTINE M	CREEK	SARASOTA	FL	9246
0540010530	URFER DONALD	5278 1251 BERN	SARASOTA	FL	34233
0539010300	URFER DONALD R	CREEK 10800	SARASOTA	FL	34240 34240-
0204060002	VIGLIONE JENNIFER	LANNOM 1801 BERN	SARASOTA	FL	9138 34240-
0540010940	WAGLER JAMES W	CREEK 40 DALE ST	SARASOTA	FL	8798
331934709	WATTERS, BRIAN	W 160	BABYLON	NY	11704 30522-
331934009	WEERTS, JAMES F	COVERED 18826	CHERRY LOG	GA	2057 34202-
331936769	WEIPPERT, DON	GANTON	BRADENTON	FL	4600
331936359	WEIPPERT, DON W WELCH JR WILLIAM	8432 1010	BRADENTON	FL	34202 34240-
0204140001	M	COWPEN	SARASOTA	FL	8949
0204140003	WELCH LOIS B (E LIFE EST)	1110 COWPEN	SARASOTA	FL	34240- 9141
0539010090	WENDELL GARY	1400 BERN CREEK	SARASOTA	FL	34240- 8772
0540010590	WESSEL KEVIN R	1400 PINE PRAIRIE RD	SARASOTA	FL	8661 34240-
0540010400	WESSEL THOMAS J	2200 BERN CREEK	SARASOTA	FL	8768 34240-
0546003011	WILLIAMS MARK	867 SHALLOW	SARASOTA	FL	7600 34240-
0540010560	WILLIAMS ROBERT D	1601 MOCCASIN	SARASOTA	FL	8846 34240-
0540010920	WILMA WEAVER REVOCABLE LIVING	1701 BERN CREEK	SARASOTA	FL	8869 34212-
331934609	WOLCOTT, JAMES B	8835 BROOKFIE	BRADENTON	FL	6302 34240-
0540010660	WOLF RICK A	1700 BERN CREEK	SARASOTA	FL	8766 34202-
331934259	WYATT, JANE	8337 FARINGTO	BRADENTON	FL	4620
0540010800	YARUSS ALAN	2101 BERN CREEK	SARASOTA	FL	34240 34240-
0540010610		1200 PINE PRAIRIE RD	SARASOTA	FL	8302 34240-
0539010150		2405 MOCCASIN	SARASOTA	FL	9389

### 4.3 Copy of Letter Mailed to Surrounding Property Owners



Stantec Consulting Services Inc.  
6920 Professional Parkway  
Sarasota FL 34240-8414  
Tel: (941) 907-6900

## NEIGHBORHOOD WORKSHOP NOTICE

**Date:** Thursday, April 7, 2022  
**Time:** 6:00 pm  
**Place:** Virtual via Microsoft Teams – Link - <https://bit.ly/3D333ja>  
**Contact:** Katie LaBarr, AICP, Stantec, 941-907-6900

A virtual workshop will be held to discuss an Application for a Comprehensive Plan Amendment to modify the Resource Management Area (RMA) Map and associated policy and an Application for a Development of Critical Concern (DOCC), to support the Lakewood Ranch Southeast property, totaling approximately 3,900± gross acres, located south of University Parkway and north of Fruitville Road in Sarasota County, Florida.

Applications to be filed for this project include:

- An Application for a Comprehensive Plan Amendment to modify the Resource Management Area (RMA) Map from Hamlet to Village, relocate the Countryside Line, and propose new policy language that will outline development of the subject property in a manner that will offer a more meaningful transition to Hamlet development, to the east.
- An amendment to Element 4, Chapter 10, Maps 10-8 and 10-9, and other maps and/or sections of Chapter 10, as applicable, to ensure internal consistency, to adjust North-South Roadway B and East-West Roadway B, to ensure consistency between proposed development and the Thoroughfare Plan.
- An application for a Development of Critical Concern (DOCC) with a Master Development Plan.

To watch and participate in the virtual workshop at 6:00 pm on April 7, 2022, please visit: <https://bit.ly/3D333ja>. You can also listen in by phone by dialing (833)-436-6264, Conference ID: 541 697 069#.

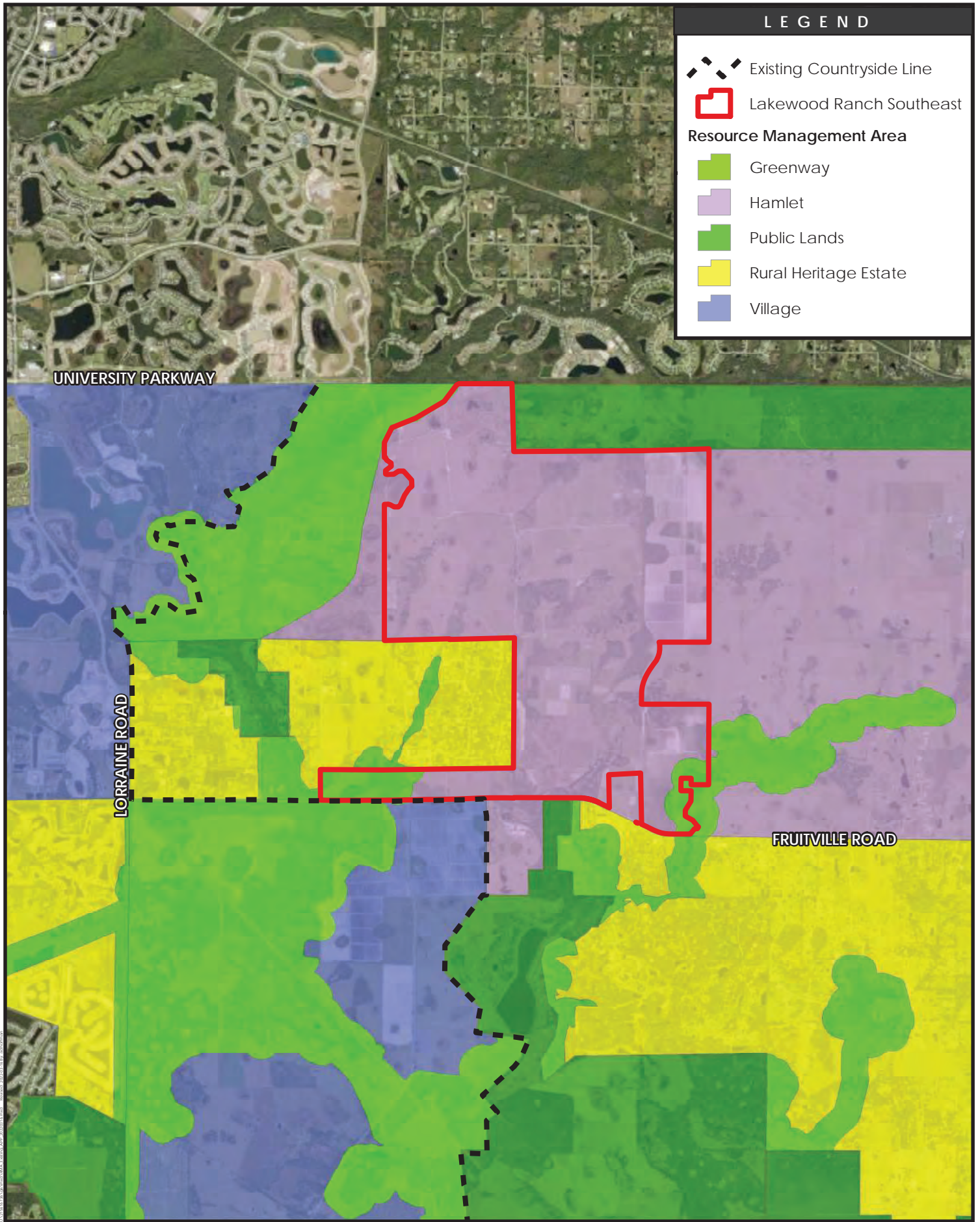
This is not a public hearing. The purpose of the workshop is to inform neighboring residents of the nature of the proposal, to discuss the concept plan, and to seek comments. We look forward to seeing you there, virtually. If you have questions, please contact Katie LaBarr, at 941-907-6900 or by email: [Katie.LaBarr@stantec.com](mailto:Katie.LaBarr@stantec.com).

For more information, please also feel free to visit <http://bit.ly/2C6XKPK>.

Attachments:

Existing RMA Map  
Proposed RMA Map  
Proposed Development Concept Plan





UNIVERSITY PARKWAY

LORRAINE ROAD

FRUITVILLE ROAD

# LEGEND

- Existing Countryside Line
- Lakewood Ranch Southeast
- Resource Management Area
  - Greenway
  - Hamlet
  - Public Lands
  - Rural Heritage Estate
  - Village



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Notes:

1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet
2. Source data: Sarasota County GIS
3. Imagery: ESRI BaseMap

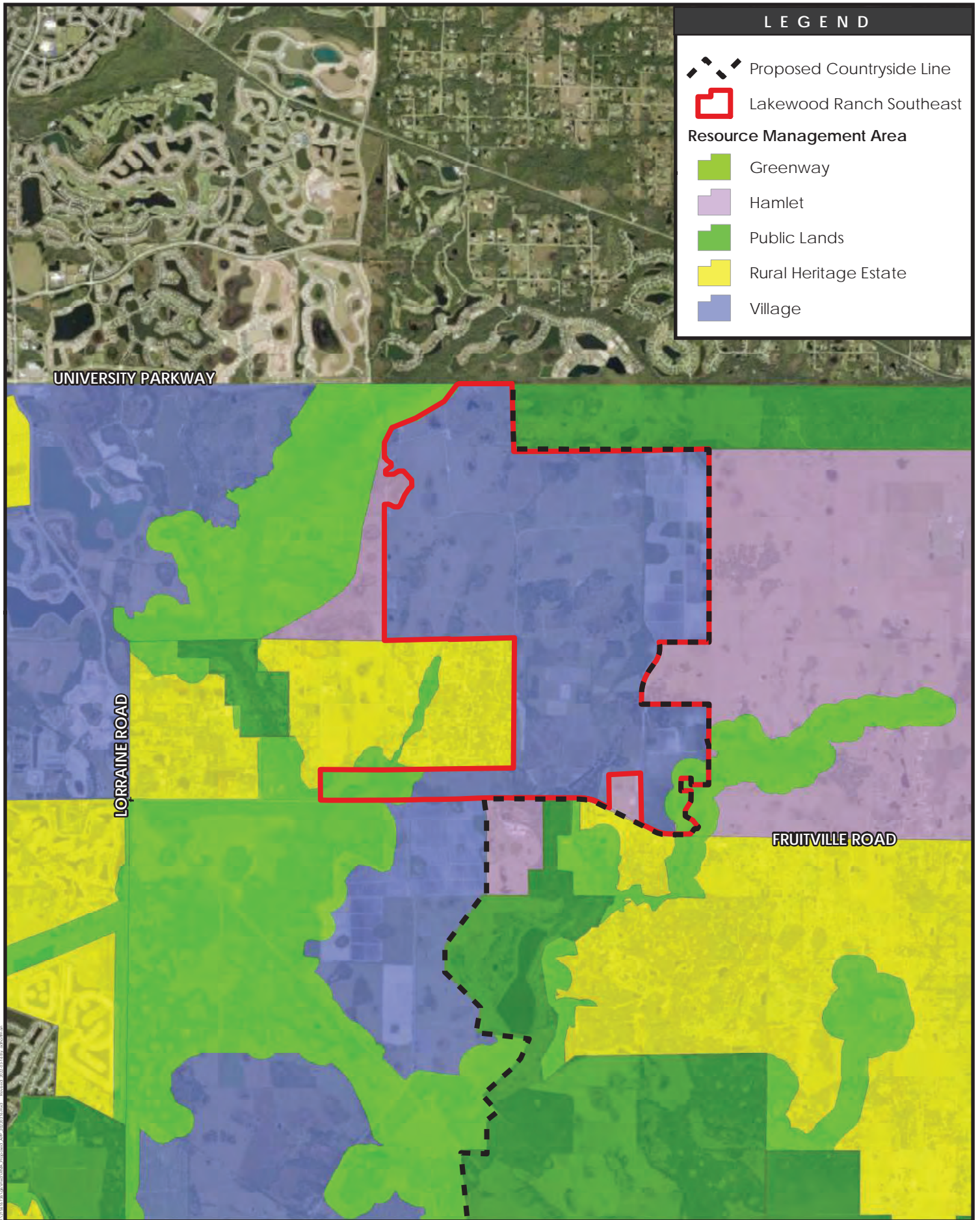
## RMA Land Use Map - Existing Lakewood Ranch Southeast March 2022

Stantec Consulting Services Inc.  
6900 Professional Pkwy E.  
Sarasota, FL 34240  
tel 941.907.6900  
fax 941.907.6910

0 2,500 5,000 Feet







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Notes:  
 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet  
 2. Source data: Sarasota County GIS  
 3. Imagery: ESRI BaseMap

## RMA Land Use Map - Proposed Lakewood Ranch Southeast

March 2022

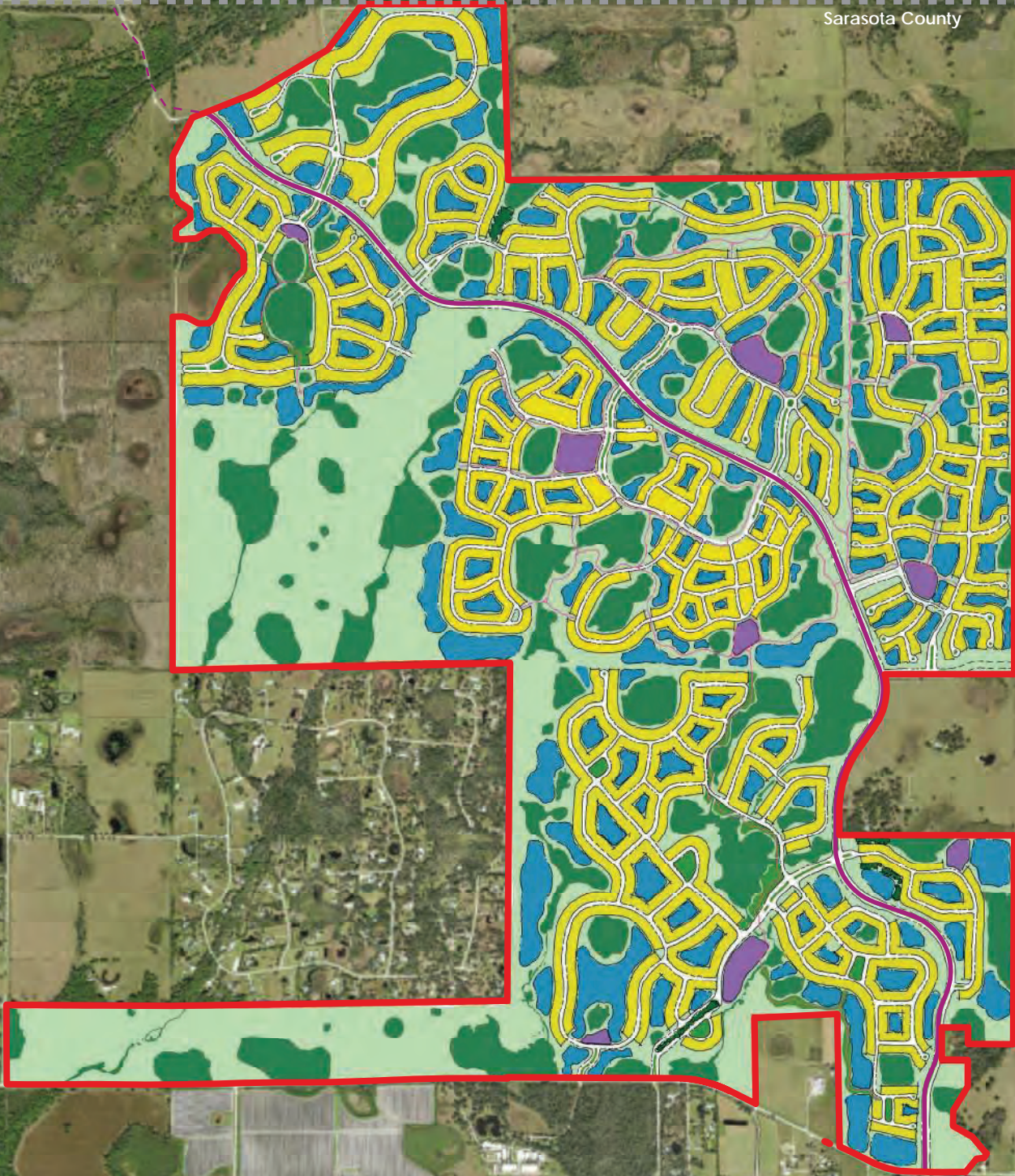
Stantec Consulting Services Inc.  
 6900 Professional Pkwy E.  
 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6910

0 2,500 5,000 Feet





Manatee County  
Sarasota County



#### Legend

- ▬ Project Boundary
- ▬ Residential
- ▬ Open Space
- ▬ Stormwater
- ▬ Wetlands
- ▬ Proposed ROW

#### Adjacent Existing Uses

North: Vacant Residential Common Area, Water and Sewer Utility  
 South: ROW (Fruitville Road)  
 West: Residential Single-Family, Agriculture  
 East: Water and Sewer Utility, Agriculture, Residential Single-Family

#### Existing Onsite Uses

Vacant Agriculture, Residential Single-Family, Agriculture

#### Site Data

Area (Gross Acres)	3,900.1 acres
<b>Zoning</b>	
Existing:	OUE-1, OUR, HPD
Proposed:	RSF-2/PUD
<b>Maximum Density</b>	2 dwelling units/per acre of developed area
<b>Residential Units Requested</b>	3,900 units*
<b>Open Space</b>	50%
*Unit count may increase, if Community Housing incentives are utilized	



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## Development Concept Plan

Lakewood Ranch Southeast

March 2022

Stantec Consulting Services Inc.  
 6900 Professional Pkwy E.  
 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6910



0 1,000 2,000 Feet

## 4.4 PowerPoint Presentation





# Lakewood Ranch Southeast Neighborhood Workshop

*Comprehensive Plan Map and Text Amendments & Development of Critical Concern and Master Plan*



**LAKEWOOD RANCH™**

Public Workshop Meeting  
April 7, 2022



# Introductions

---

Conference ID: 541 697 069#

## Representing LWR Communities, LLC

Kyle Grimes, Esq., Attorney – Grimes Hawkins Gladfelter & Galvano, P.L.

Katie LaBarr, AICP, Planner – Stantec

Scott Buttari, PLA, LEED AP, Landscape Architect – Stantec

Matt Crim, PE, PTOE, Traffic Engineer - Stantec

Christopher Kennedy, Environmental Scientist – Ardurra

## Representing Sarasota County

Hannah Sowinski, AICP, Planner II – Planning & Development Services

# Agenda

---

Conference ID: 541 697 069#

- Workshop Participation Procedures
- Sarasota County Procedures
- Project Background
- Details of Proposed Requests
- Next Steps
- Q&A
- Wrap up

# Workshop Presentation Procedures

Conference ID: 541 697 069#

## 1. URL ATTENDEES:

- PARTICIPANTS ARE UNABLE TO COMMENT VERBALLY

## 2. PHONE ATTENDEES:

- PLEASE MUTE YOUR PHONE

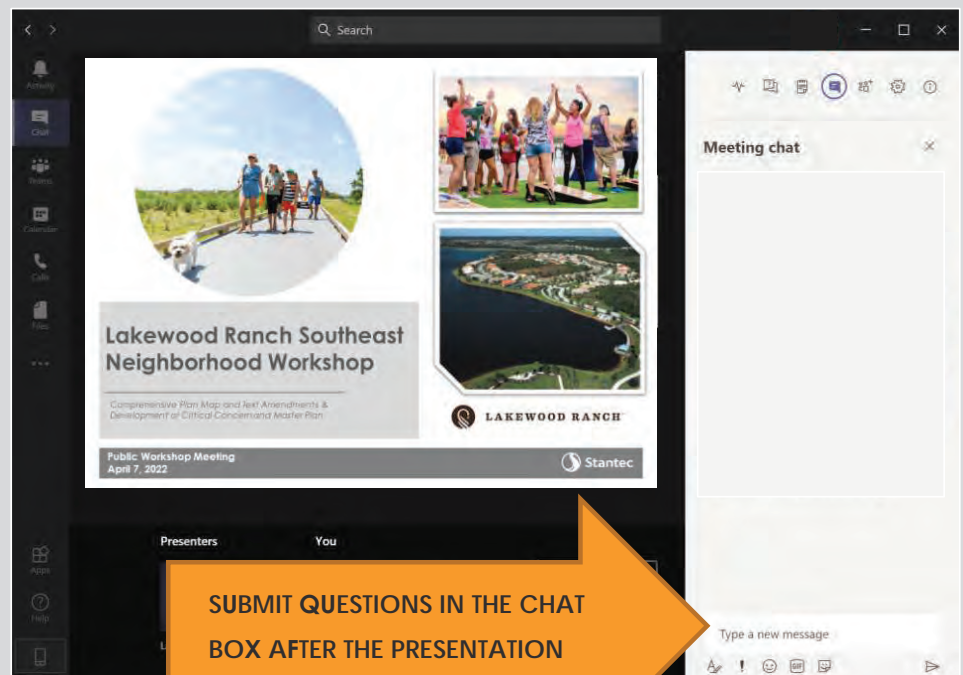
## 3. PRESENTATION

## 4. SHORT BREAK FOR PARTICIPANTS TO SUBMIT QUESTIONS

## 5. RESPOND TO TYPED QUESTIONS

## 6. TAKE CALL-IN QUESTIONS

## 7. ADJOURN



Public Workshop Meeting  
April 7, 2022

Lakewood Ranch Southeast





# Sarasota County Procedures

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Conference ID: 541 697 069#

This workshop is a required part of the application approval process. The purpose of this workshop is for the Applicant to inform the neighboring residents of the proposed Applications, discuss the nature of the proposed development, and to solicit any suggestions and/or discuss any concerns.

The NWS is being recorded.

The public has several opportunities to provide input into the application process:

- NWS (tonight's meeting)
- Planning Commission public hearing
- Board public hearing

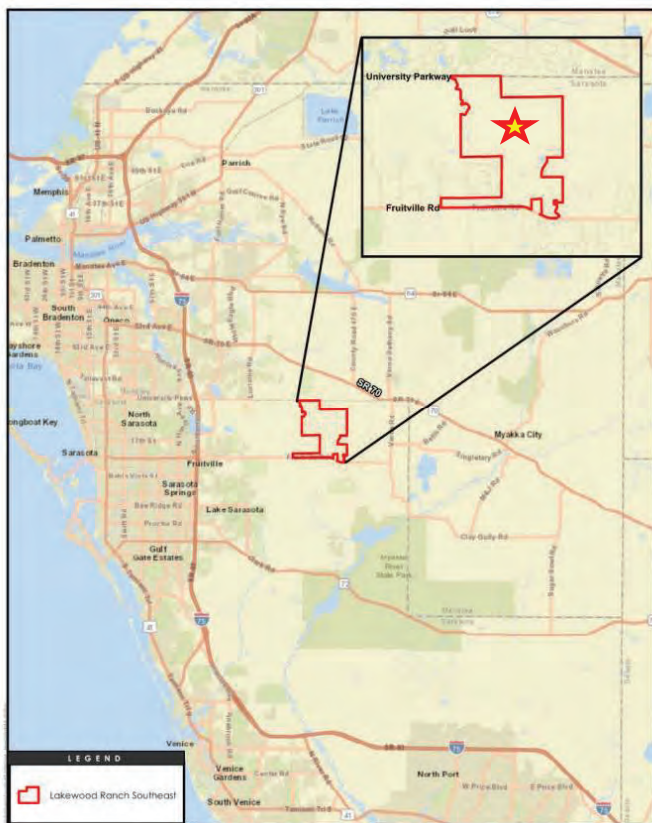
To date, no Application has been filed. The NWS is required to be held prior to the submittal of an application. The NWS summary, record of participants, recording and any exhibits will be included in the application packet.

The Application packet will be posted on the County's website at [www.scgov.net](http://www.scgov.net). You can also call the county's Customer Service phone number 941-861-5000, and ask for the Planner of the Day, to get more information.

# Project Background

Conference ID: 541 697 069#

## Location and Aerial Maps



- ±4,117 Acres
- Located generally south of University Parkway, east of Waterside, and north of Fruitville Road

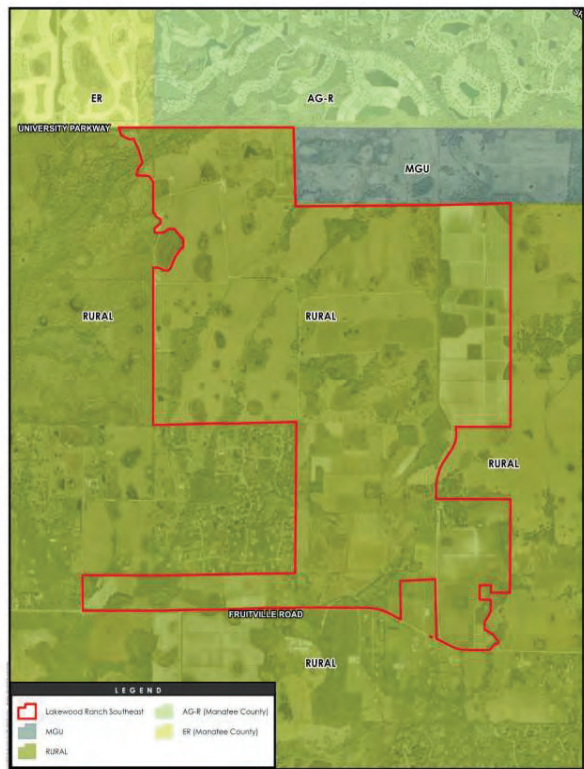


# Project Background

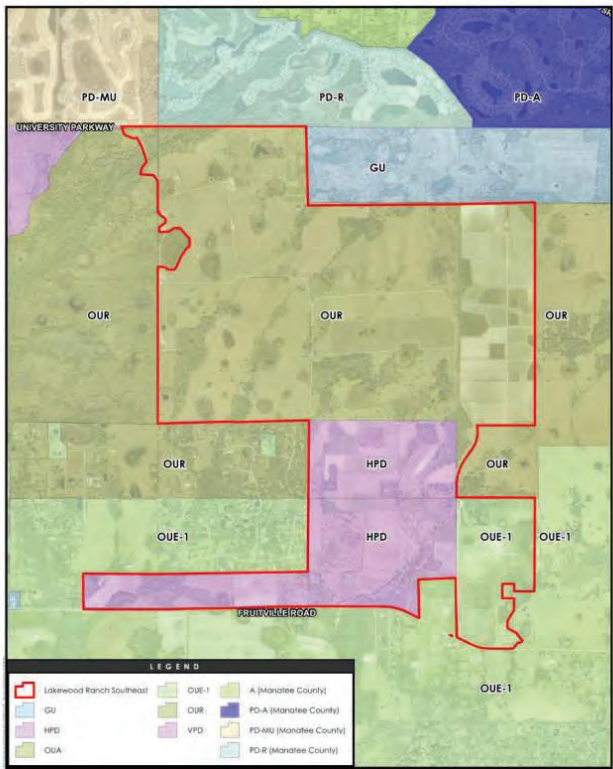
Conference ID: 541 697 069#

## Future Land Use (FLU) & Zoning Maps

FLU: RURAL



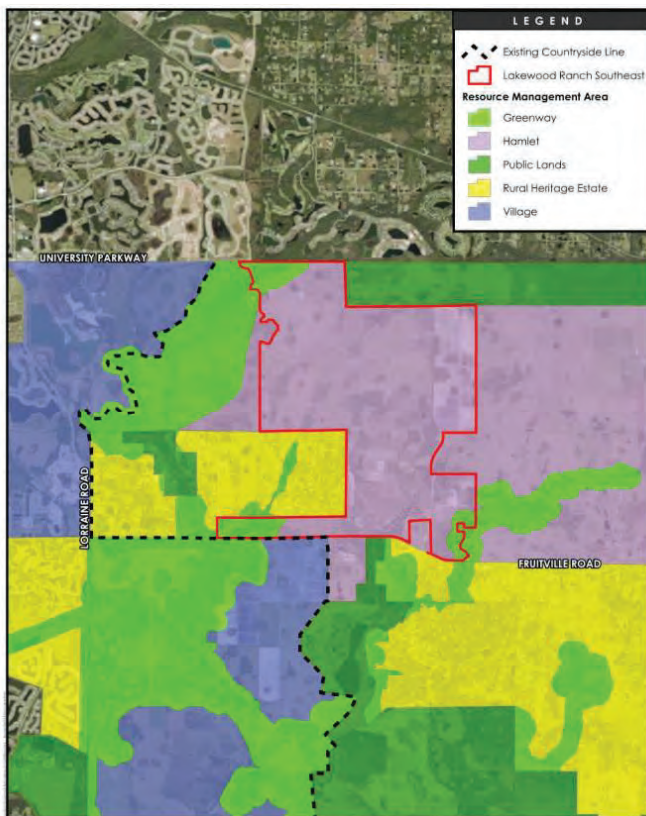
Zoning: OUR, HPD, OUE-1



# Project Background

Conference ID: 541 697 069#

## 2050 Resource Management Area (RMA) Map



- Sarasota County's 2050 RMA Map functions as an *overlay* to the adopted FLU Map
  - Goal to enhance the County's livability by preserving natural, cultural, and physical resources

### Property's Existing RMA designation:

- Hamlet:** Maximum of 1 du/gross acres of Developed Area
- Greenway:** n/a density



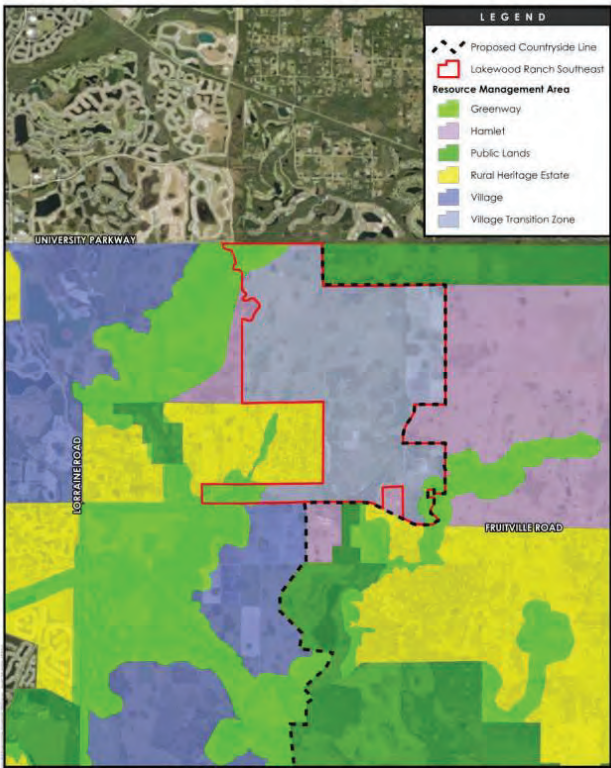
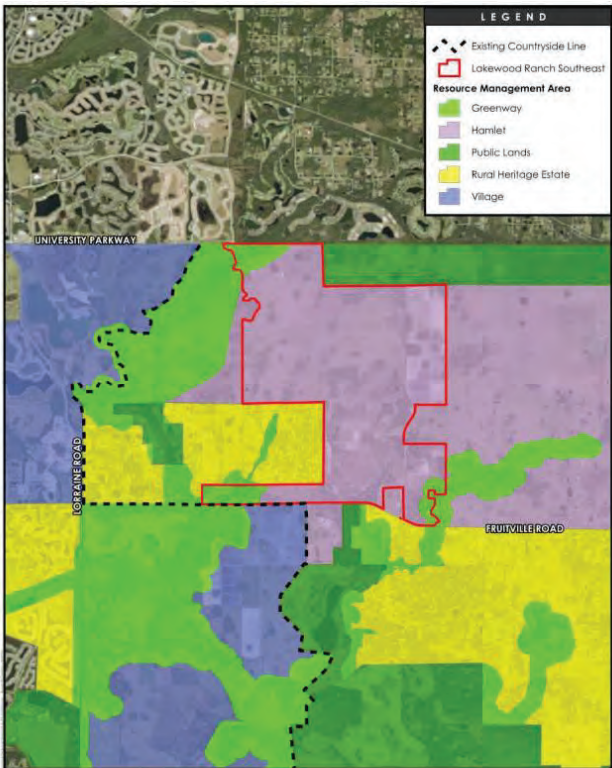
# Proposed Request: Comprehensive Plan Amendment

Comprehensive Plan Lage-Scale Map Amendment

Conference ID: 541 697 069#

RMA: Hamlet, Greenway

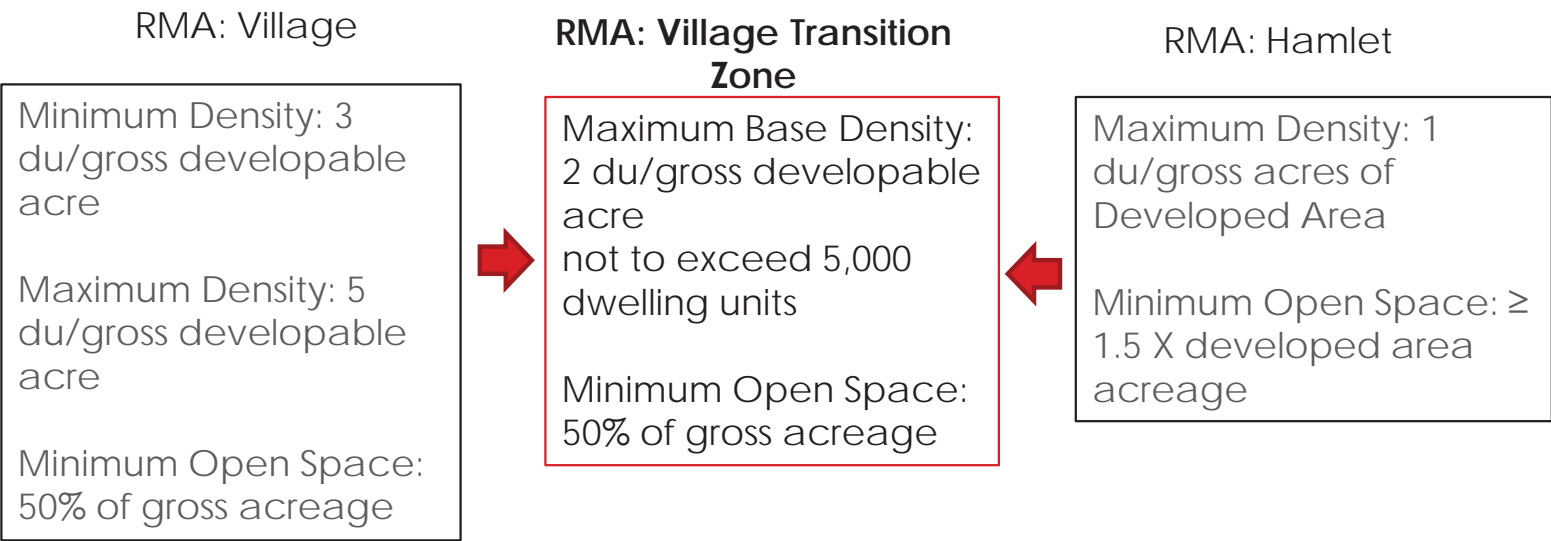
RMA: Village Transition Zone, Greenway  
(Countryside Line shifted eastward)



# Proposed Request: Comprehensive Plan Amendment

## Comprehensive Plan Text Amendment

Conference ID: 541 697 069#



# Proposed Request: Comprehensive Plan Amendment

---

## Comprehensive Plan Text Amendment

Conference ID: 541 697 069#

- Text Amendment to *Chapter 8 – 2050 Resource Management Area* to create a new 2050 RMA designation – Village Transition Zone (VTZ)
- The VTZ seeks to provide a more compatible development form and density transition from Village to Hamlet
- **Minimum 50% Open Space**
- **Fiscal Neutrality**
- **Incentivized Community Housing**
- No requirement for commercial development
- Permit Residential Development consistent with RSF-2/PUD zoning requirements of the UDC
- Establish a Development Review Process to facilitate predictable outcomes

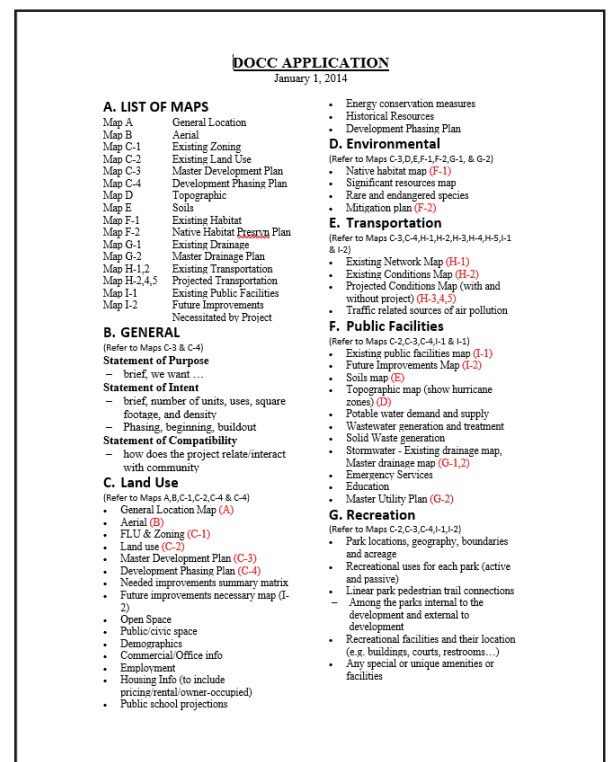
# Proposed Request: Development of Critical Concern

Conference ID: 541 697 069#

## Application Requirements

- DOCC Application
- Master Development Order (MDO) and VTZ Master Plan

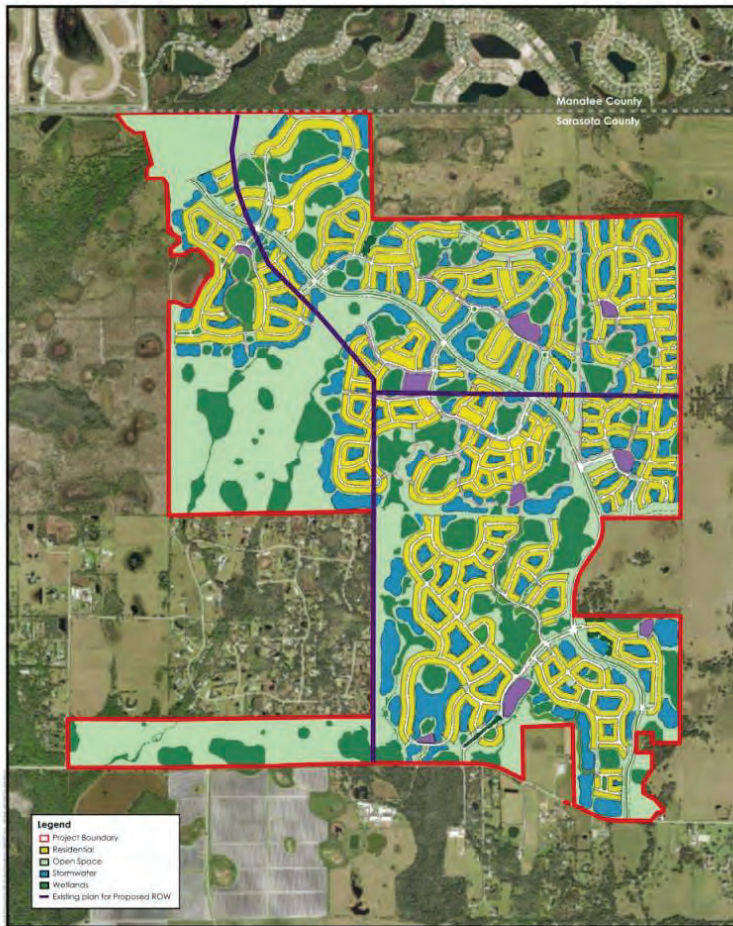
DOCCs provide a ***comprehensive process*** to analyze potential impacts and mitigation procedures regarding the development of a property





# Development Concept Plan – Existing Road Alignment

Conference ID: 541 697 069#



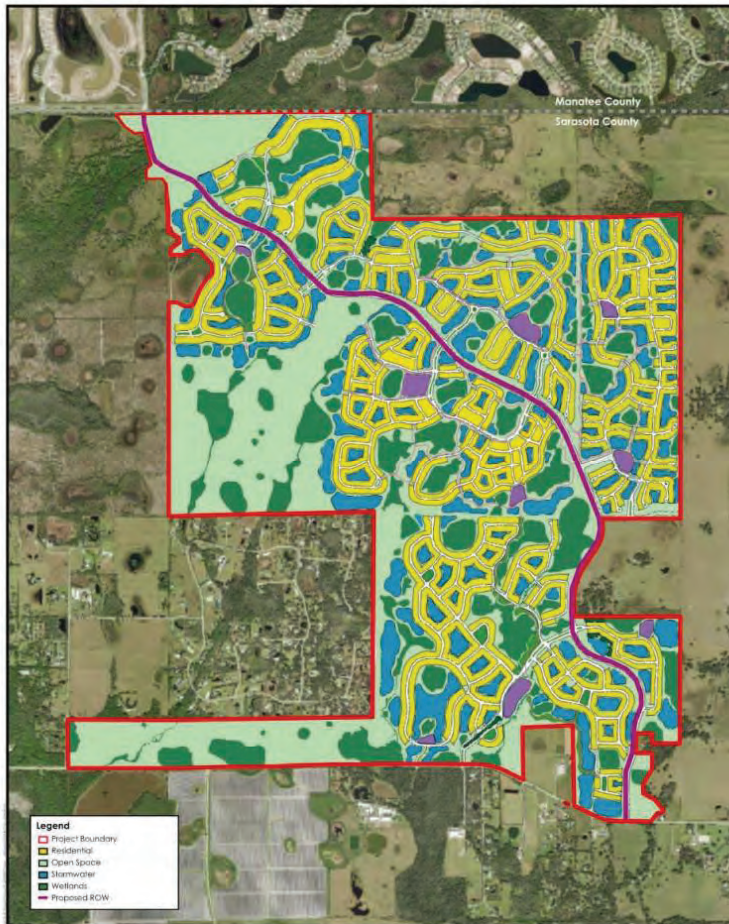
Public Workshop Meeting  
April 7, 2022

Lakewood Ranch Southeast



# Development Concept Plan – Proposed Road Alignment

Conference ID: 541 697 069#



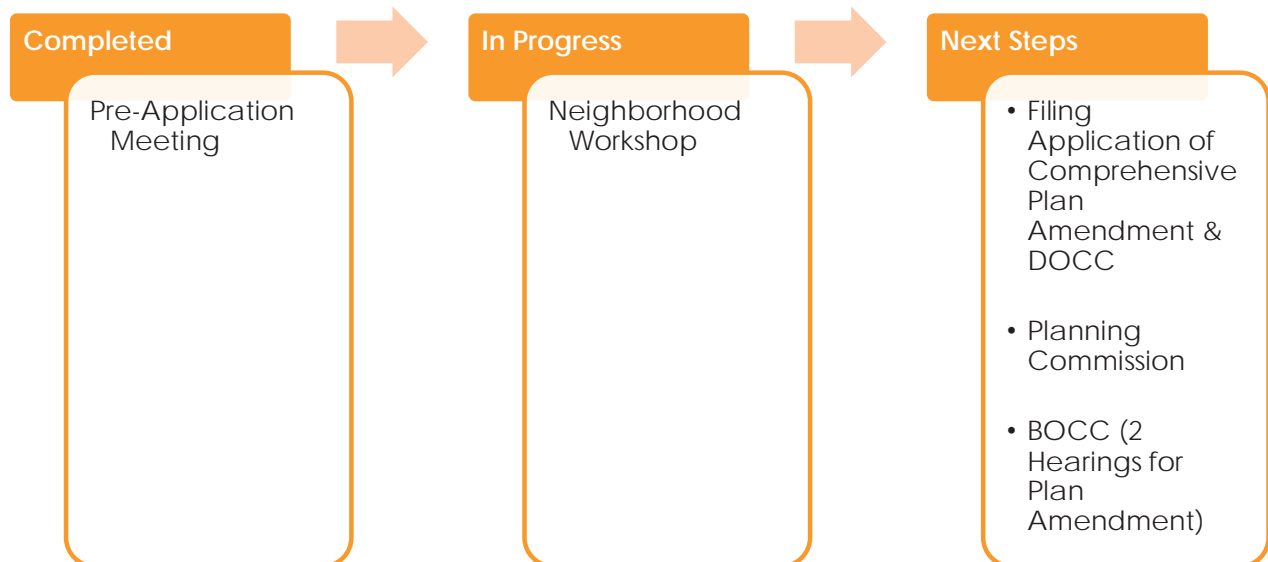
Public Workshop Meeting  
April 7, 2022

Lakewood Ranch Southeast



# Next Steps

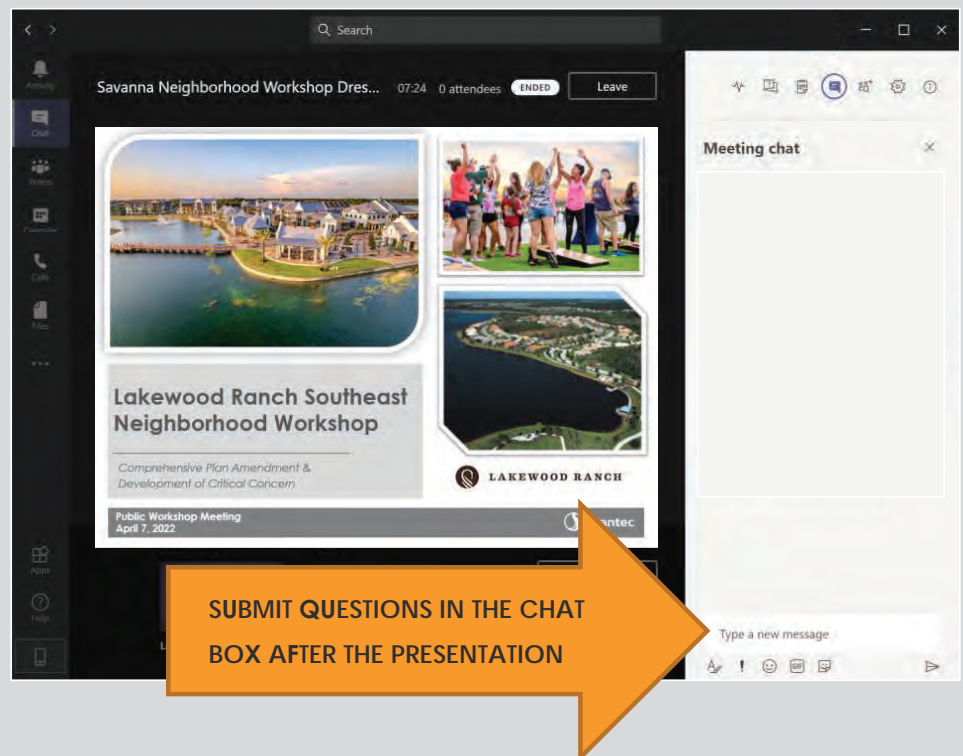
Conference ID: 541 697 069#



# Short Break to Submit Questions

Conference ID: 541 697 069#

1. URL ATTENDEES:
  - PARTICIPANTS ARE UNABLE TO COMMENT VERBALLY
2. PHONE ATTENDEES:
  - PLEASE MUTE YOUR PHONE
3. PRESENTATION
4. SHORT BREAK FOR PARTICIPANTS TO SUBMIT QUESTIONS
5. RESPOND TO TYPED QUESTIONS
6. TAKE CALL-IN QUESTIONS
7. ADJOURN

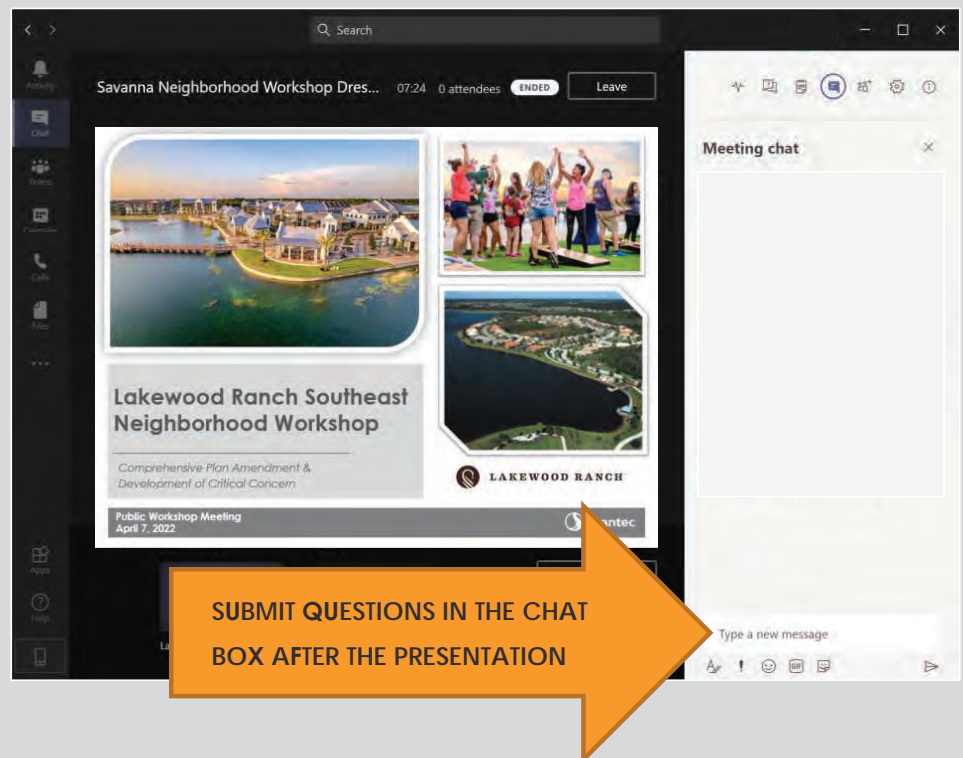




# Respond to Q&A Chat Box Questions

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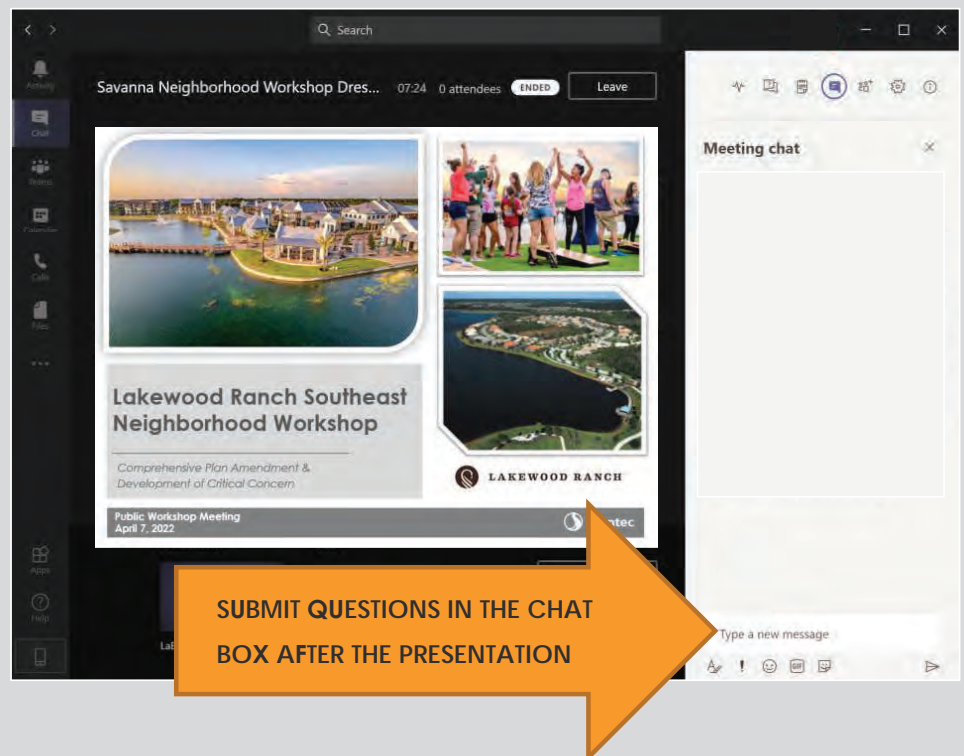
1. URL ATTENDEES:
  - PARTICIPANTS ARE UNABLE TO COMMENT VERBALLY
2. PHONE ATTENDEES:
  - PLEASE MUTE YOUR PHONE
3. PRESENTATION
4. SHORT BREAK FOR PARTICIPANTS TO SUBMIT QUESTIONS
5. RESPOND TO TYPED QUESTIONS
6. TAKE CALL-IN QUESTIONS
7. ADJOURN



# Respond to Call-In Questions

Conference ID: 541 697 069#

1. URL ATTENDEES:
  - PARTICIPANTS ARE UNABLE TO COMMENT VERBALLY
2. PHONE ATTENDEES:
  - PLEASE MUTE YOUR PHONE
3. PRESENTATION
4. SHORT BREAK FOR PARTICIPANTS TO SUBMIT QUESTIONS
5. RESPOND TO TYPED QUESTIONS
6. TAKE CALL-IN QUESTIONS
7. ADJOURN



## Adjourn, Any Additional Questions:

---

**Contact Information:**

Katie LaBarr, AICP  
Community Development, Stantec

(941) 907-6900  
Katie.LaBarr@stantec.com

*County website: [www.scgov.net](http://www.scgov.net)*

*County's Customer Service number: 941.861.5000*

## 4.5 Attendee Report



Participant							UTC Event		Time Corrected (subtract 4 hours)	
Session Id	t Id	Full Name	UserAgent	Timestamp	Action	Role				
90a8840d-08c8-4de3-85a6-6d3fea61354c	lhaw@scgov.net	Laura Haw	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	3/25/2022 15:12	Joined	Attendee	3/25/2022 11:12			
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6600c279-afde-48f0-8805-bc6cdae5f048	dlobeck@lobeckhan son.com Dan Lobeck	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWeb Kit/537.36 (KHTML; like Gecko)	4/6/2022 19:35	Joined	Attendee 4/6/2022 15:35
6600c279-afde-48f0-8805-bc6cdae5f048	dlobeck@lobeckhan son.com Dan Lobeck	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWeb Kit/537.36 (KHTML; like Gecko)	4/6/2022 19:35	Left	Attendee 4/6/2022 15:35
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fa80b8ec-04c4-4af9-ac90-bd4119cf7cb7			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 16:20	Left	Attendee	4/7/2022 12:20
486f5ee1-f8d3-4348-b07b-48f632a795c6	suzanne.fugate@mrranch.com Suzanne Fugate		Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 18:49	Joined	Attendee	4/7/2022 14:49
486f5ee1-f8d3-4348-b07b-48f632a795c6	suzanne.fugate@mrranch.com Suzanne Fugate		Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 18:49	Left	Attendee	4/7/2022 14:49

849e640d-06e7-47ba-bb2c-a781515950c9	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/605.1.	4/7/2022 19:10	Joined	Attendee	4/7/2022 15:10
849e640d-06e7-47ba-bb2c-a781515950c9	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/605.1.	4/7/2022 19:11	Left	Attendee	4/7/2022 15:11
0e8e81cc-5945-4e38-suzanne.f8a9d-ugate@s b5681690 mrranch.c Suzanne 283e om Fugate	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 20:08	Joined	Attendee	4/7/2022 16:08
15b5adc6-48a0-4d92-8594-6f18f6b2852d	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 20:09	Joined	Attendee	4/7/2022 16:09

15b5adc6-48a0-4d92-8594-6f18f6b2852d			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 20:09	Left	Attendee	4/7/2022 16:09
0e8e81cc-5945-4e38-8a9d-b5681690283e	suzanne.fugate@mrranch.com	Suzanne Fugate	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 20:09	Left	Attendee	4/7/2022 16:09
f40c6df4-6da9-443e-8adb-6983e56d1dfd	suzanne.fugate@mrranch.com	Suzanne Fugate	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 20:10	Joined	Attendee	4/7/2022 16:10
f40c6df4-6da9-443e-8adb-6983e56d1dfd	suzanne.fugate@mrranch.com	Suzanne Fugate	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 20:10	Left	Attendee	4/7/2022 16:10

e011b677-45c0-4150-9134-d5e305516b6d	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/605.1.	4/7/2022 20:19	Joined	Attendee	4/7/2022 16:19
e011b677-45c0-4150-9134-d5e305516b6d	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/605.1.	4/7/2022 20:19	Left	Attendee	4/7/2022 16:19
d1e61edb-1404-4e1c-98c9-b49656be3ad5	Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 20:44	Joined	Attendee	4/7/2022 16:44
618d2257-0e65-4676-abb0-bfcb14167b17	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 20:48	Joined	Attendee	4/7/2022 16:48
618d2257-0e65-4676-abb0-bfcb14167b17	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 20:48	Left	Attendee	4/7/2022 16:48



f0b56fb9- bc30-4962- 99ef- 229b3cdac 9f2	amessina @scgov.n et	Ana Messina	Mozilla/5. 0 (Windows NT 10.0; Win64; x64) AppleWeb Kit/537.36 (KHTML; like Gecko)	4/7/2022 20:53	Joined	Attendee	4/7/2022 16:53
f0b56fb9- bc30-4962- 99ef- 229b3cdac 9f2	amessina @scgov.n et	Ana Messina	Mozilla/5. 0 (Windows NT 10.0; Win64; x64) AppleWeb Kit/537.36 (KHTML; like Gecko)	4/7/2022 20:53	Left	Attendee	4/7/2022 16:53
bba68af2- 27a7-4728- baed- 8699781f1 a7d	mike.blac krick@sm rranch.co m	Mike Blackrick	Mozilla/5. 0 (Windows NT 10.0; WOW64) AppleWeb Kit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:26	Joined	Attendee	4/7/2022 17:26
660094ff- a4c1-4d68- a611- 5acb3ce36 98a	laura.cole @smrranc h.com	Laura Cole	Mozilla/5. 0 (Windows NT 10.0; Win64; x64) AppleWeb Kit/537.36 (KHTML; like Gecko)	4/7/2022 21:27	Joined	Attendee	4/7/2022 17:27

13941106-1db2-49d6-9de9-matt.crim4b323ea184ef	@stantec.com	Crim, Matt	TeamSpaceApp/4.5.1 (iPhone; iOS 15.4.1; Scale/2.00);SignalR.C	4/7/2022 21:30	Joined	Attendee	4/7/2022 17:30
a94a7948-d405-4e7f-b885-08f33d1838cc	ckennedy@ardurra.com	Chris Kennedy	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:31	Joined	Attendee	4/7/2022 17:31
f4743391-76f9-46e5-ab9e-98949d23add9	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:32	Joined	Attendee	4/7/2022 17:32
f4743391-76f9-46e5-ab9e-98949d23add9	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:33	Left	Attendee	4/7/2022 17:33
72ced1db-0dd8-4173-bd3c-c7b3cd819ecd			Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 21:34	Joined	Attendee	4/7/2022 17:34

d416e4ed-af6a-40e8-b67e-523099340760			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 21:34	Joined	Attendee	4/7/2022 17:34
86f0e1d0-9d40-42de-a0fd-674abd84	anne.ross@smrranch.com	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 21:34	Joined	Attendee	4/7/2022 17:34
36444961-7366-441b-a098-d5cebb58fb37	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:34	Joined	Attendee	4/7/2022 17:34
86f0e1d0-9d40-42de-a0fd-674abd84	anne.ross@smrranch.com	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 21:35	Left	Attendee	4/7/2022 17:35
36444961-7366-441b-a098-d5cebb58fb37	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:35	Left	Attendee	4/7/2022 17:35
2f58f79d-4574-450d-b7cd-8929b149	anne.ross@smrranch.com	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 21:35	Joined	Attendee	4/7/2022 17:35

2f58f79d-4574-450d-anne.ross b7cd-@smrranc 8929b149 h.com Anne Ross	SignalR (lang=Java ; os=linux; version=2.	4/7/2022 21:36 Left	Attendee	4/7/2022 17:36
d416e4ed-af6a-40e8-b67e-52309934 0760	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	Teams/1.4	4/7/2022 21:36 Left	Attendee 4/7/2022 17:36
2fea9e95-f306-44d6-9932-8d553d1e dcea	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	Teams/1.4	4/7/2022 21:36 Joined	Attendee 4/7/2022 17:36
82aa5e41-e4ef-47e6-9697-ef26f8e4c h.com Anne Ross	SignalR (lang=Java ; os=linux; version=2.	4/7/2022 21:36 Joined	Attendee	4/7/2022 17:36
f9cf4afa-b419-4efc-a330- d72683cb a330- a2b0 tony.chiof alo@smrr Tony anch.com Chiofalo	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko)	Teams/1.5	4/7/2022 21:36 Joined	Attendee 4/7/2022 17:36
82aa5e41-e4ef-47e6-9697-ef26f8e4c h.com Anne Ross	SignalR (lang=Java ; os=linux; version=2.	4/7/2022 21:36 Left	Attendee	4/7/2022 17:36



f9cf4afa-b419-4efc-a330-d72683cb-a2b0	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:36	Left	Attendee	4/7/2022 17:36
3ade6fc4-e72e-45ef-8979-1063e2da-afe3	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:38	Joined	Attendee	4/7/2022 17:38
3ade6fc4-e72e-45ef-8979-1063e2da-afe3	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:38	Left	Attendee	4/7/2022 17:38
a938d278-996a-4d5d-9383-8e9d83b8	anne.ross@smrranch.com	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 21:39	Joined	Attendee	4/7/2022 17:39

599e2ca8-9fa2-4f20-beec-84a85fa5d722	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:39	Joined	Attendee	4/7/2022 17:39
599e2ca8-9fa2-4f20-beec-84a85fa5d722	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:40	Left	Attendee	4/7/2022 17:40
a938d278-996a-4d5d-9383-8e9d83b8	anne.ross@smrranch.com	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 21:40	Left	Attendee	4/7/2022 17:40
384d8bcf-af8e-4b98-b469-357d448308db	Emily.Henke@stantec.com	Henke, Emily	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:41	Joined	Event Team Member	4/7/2022 17:41

9fd7df84-b747-480c-b453-1a52862e1ea7	katie.laba rr@stante c.com	LaBarr, Katie	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:41	Joined	Event Team Member	4/7/2022 17:41
08c2e485-4830-4ab1-a7d0-cc7a07dc3293	tony.chiof alo@smrr anch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 21:41	Joined	Attendee	4/7/2022 17:41
13941106-1db2-49d6-9de9-4b323ea184ef	matt.crim @stantec. com	Crim, Matt	TeamSpac eApp/4.5.1 (iPhone; iOS 15.4.1; Scale/2.00);SignalR.C	4/7/2022 21:41	Left	Attendee	4/7/2022 17:41
4a4936f6-01d6-47ce-b498-f3be9f1aa5fa	matt.crim @stantec. com	Crim, Matt	TeamSpac eApp/4.5.1 (iPhone; iOS 15.4.1; Scale/2.00);SignalR.C	4/7/2022 21:42	Joined	Attendee	4/7/2022 17:42
08c2e485-4830-4ab1-a7d0-cc7a07dc3293	tony.chiof alo@smrr anch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 21:42	Left	Attendee	4/7/2022 17:42
798e005b-501f-4dba-a965-4cccc7f33	anne.ross @smrranc h.com	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 21:42	Joined	Attendee	4/7/2022 17:42

6a8a256c-62f8-43c6-9efd-b575c8b6bf03	TeamSpaceApp/4.6.0 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 21:43	Joined	Attendee	4/7/2022 17:43
34c23abc-2754-48db-8265-b9bc24457868	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 21:43	Joined	Attendee	4/7/2022 17:43
72ced1db-0dd8-4173-bd3c-c7b3cd819ecd	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 21:44	Left	Attendee	4/7/2022 17:44
660094ffa4c1-4d68-a611-laura.cole5acb3ce36@smrranch.com 98a Laura Cole	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:48	Left	Attendee	4/7/2022 17:48
6a8a256c-62f8-43c6-9efd-b575c8b6bf03	TeamSpaceApp/4.6.0 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 21:48	Left	Attendee	4/7/2022 17:48



74283e37-b147-4c21-9927-3b1d3f026f0f	laura.cole@smrranch.com	Laura Cole	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:48	Joined	Attendee	4/7/2022 17:48
7765642c-2f46-4c87-a24a-7348436cca63	scott.buttari@stantec.com	Buttari, Scott	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:49	Joined	Attendee	4/7/2022 17:49
e9723f7c-f258-46d1-8420-f511e59edfc4			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:49	Joined	Attendee	4/7/2022 17:49
2fea9e95-f306-44d6-9932-8d553d1edcea			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:50	Left	Attendee	4/7/2022 17:50

d60f7322-000e-447b-b737-da692083a26c			TeamSpaceApp/4.6.0 (iPhone; iOS 15.4.1; Scale/3.00);SignalR.C	4/7/2022 21:50	Joined	Attendee	4/7/2022 17:50
d60f7322-000e-447b-b737-da692083a26c			TeamSpaceApp/4.6.0 (iPhone; iOS 15.4.1; Scale/3.00);SignalR.C	4/7/2022 21:51	Left	Attendee	4/7/2022 17:51
6bed83f8-75ab-498b-a404-2438e3f41731	Amanda.B randon@s tantec.co m	Brandon, Amanda	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:51	Joined	Event Team Member	4/7/2022 17:51
384d8bcf-af8e-4b98-b469-357d448308db	Emily.Hen ke@stant ec.com	Henke, Emily	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:51	Left	Event Team Member	4/7/2022 17:51
b3f06b45-cd5d-4e60-9d69-007d2b182225	Emily.Hen ke@stant ec.com	Henke, Emily	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:52	Joined	Event Team Member	4/7/2022 17:52

d74b0033-5264-4fc3-a454-61fb9b2a3365	nicole.knapp@mym	Nicole Knapp	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:52	Joined	Attendee	4/7/2022 17:52
798e005b-501f-4dba-a965-4cccc7f33	anne.ross@smrranc	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 21:52	Left	Attendee	4/7/2022 17:52
a48ed371-ddcf-4d56-a12b-8d8756f7b915	kggrimes@grimesgoebel.onmic	Kyle Grimes	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:53	Joined	Attendee	4/7/2022 17:53
605b26ce-7b0b-4eaa-b1f2-468347670272			Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 21:53	Joined	Attendee	4/7/2022 17:53
57179303-0d43-43aa-a41d-8250e6c5cfd8			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 21:54	Joined	Attendee	4/7/2022 17:54

1dd97d0d-c290-4f5f-bb00-1a8fd0e2d42e	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 21:54	Joined	Attendee	4/7/2022 17:54
284e1e10-435a-42d8-9d29-eee1693ed520	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 21:54	Joined	Attendee	4/7/2022 17:54
aca7c99b-7a7d-40ab-N385340 a64f-@sarasot PEACHEY dcda1aa25 acountysc LOGAN 276 hools.net ALLAN	Mozilla/5.0 (Windows NT 6.3; Win64; x64) AppleWebKit/537.36	4/7/2022 21:55	Joined	Attendee	4/7/2022 17:55
9b4fdea7-e620-4b9a-a169-6855d77e2fdd	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 21:55	Joined	Attendee	4/7/2022 17:55
17b1887d-7304-49b7-afe0-28d9e1cb629c	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 21:55	Joined	Attendee	4/7/2022 17:55



c083c123- ce49-4d7c- a232- 2df066c36 ab6	bharring @scgov.n Brett et Harrington	Mozilla/5. 0 (Windows NT 10.0; Win64; x64) AppleWeb Kit/537.36 (KHTML; like Gecko)	4/7/2022 21:56	Joined	Attendee	4/7/2022 17:56
bf14bf92- a426-404a- a79a- 57b5a539 b9c9		Mozilla/5. 0 (Macintos h; Intel Mac OS X 10_15_7) AppleWeb Kit/605.1.	4/7/2022 21:56	Joined	Attendee	4/7/2022 17:56
e9723f7c- f258-46d1- 8420- f511e59ed fc4		Mozilla/5. 0 (Windows NT 10.0; Win64; x64) AppleWeb Kit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 21:56	Left	Attendee	4/7/2022 17:56
bf14bf92- a426-404a- a79a- 57b5a539 b9c9		Mozilla/5. 0 (Macintos h; Intel Mac OS X 10_15_7) AppleWeb Kit/605.1.	4/7/2022 21:56	Left	Attendee	4/7/2022 17:56
0881389a- 1a44-4f68- bfc0- 46f46eba0 f28		Mozilla/5. 0 (Macintos h; Intel Mac OS X 10_15_7) AppleWeb Kit/605.1.	4/7/2022 21:56	Joined	Attendee	4/7/2022 17:56

652f71d7-8fc1-493d-8095-8c6905d0d72e		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:57	Joined	Attendee	4/7/2022 17:57
a94a7948-d405-4e7f-b885-08f33d1838cc	ckennedy@ardurra. Chris Kennedy	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 21:57	Left	Attendee	4/7/2022 17:57
000fe496-224d-4ee1-902b-f31dcaa69592		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:57	Joined	Attendee	4/7/2022 17:57
a86d4136-07fe-47aa-a617-81d42545		SignalR (lang=Java ; os=linux; version=2.	4/7/2022 21:58	Joined	Attendee	4/7/2022 17:58
d52d5c6c-2156-47bc-a55f-121366b5a4ad		Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 21:58	Joined	Attendee	4/7/2022 17:58

7a21eaa3-dc4d-47ce-9467-3cb77b6a2f2c		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 21:58	Joined	Attendee	4/7/2022 17:58
4d278249-8ded-45c7-a178-3380d98c8f9c	randall.soderberg@capelogic.com	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:58	Joined	Attendee	4/7/2022 17:58
2ea28551-4d46-4e1d-936d-30fd36399b44		TeamSpac eApp/4.5.1 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 21:58	Joined	Attendee	4/7/2022 17:58
3a66880e-a34a-416b-82d7-2f07e9f62a4d		TeamSpac eApp/4.5.1 (iPad; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 21:58	Joined	Attendee	4/7/2022 17:58
efe91a79-80d0-4b37-87ec-739eb27de19e		Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 21:58	Joined	Attendee	4/7/2022 17:58

bbc5b994-d7b7-44cd-8f4a-5f91dda8a-c03	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 21:59	Joined	Attendee	4/7/2022 17:59
5a137eed-f18a-41b7-a6b5-4abb58efdc76			Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36	4/7/2022 21:59	Joined	Attendee	4/7/2022 17:59
a3bff007-28a8-4713-8ae2-8a899a13240f			Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 21:59	Joined	Attendee	4/7/2022 17:59
43ae4c44-d063-46b3-aa6a-f5298b5e6	anne.ross@smrranch.com	Anne Ross	SignalR (lang=Java; os=linux; version=2.	4/7/2022 22:00	Joined	Attendee	4/7/2022 18:00
96f3a9e9-0c75-4e26-b299-a17c25457972			TeamSpaceApp/4.5.1 (iPad; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 22:00	Joined	Attendee	4/7/2022 18:00



7288a095-85d2-4a4c-9074-9546c2228b1f	amessina@scgov.net	Ana Messina	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:00	Joined	Attendee	4/7/2022 18:00
fd397d4d-7bff-4599-9e86-5d5596a7add8			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:00	Joined	Attendee	4/7/2022 18:00
a40ebb2b-d6a0-473e-8146-f110481aef22			Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 22:01	Joined	Attendee	4/7/2022 18:01
777b95cb-312f-4689-a7b8-aac082880afd			Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 22:01	Joined	Attendee	4/7/2022 18:01
8cbebf57-1c2d-4d02-aeae-1f6375e13926			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:01	Joined	Attendee	4/7/2022 18:01

00df2d96-77b7-4def-ba12-7f50d1639f41			Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 22:01	Joined	Attendee	4/7/2022 18:01
c52d36e6-2148-4948-9a84-6dc2a556a3e8			Mozilla/5.0 (X11; CrOS x86_64 14469.41.0) AppleWebKit/537.36	4/7/2022 22:01	Joined	Attendee	4/7/2022 18:01
2d016fdc-ded1-4ed8-N3853408605-@sarasot PEACHEY a549a250 acountysc LOGAN 5b2f hools.net ALLAN			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:02	Joined	Attendee	4/7/2022 18:02
f31058aa-b31d-411b-a5d4-619ffc75a6da			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:02	Joined	Attendee	4/7/2022 18:02
000fe496-224d-4ee1-902b-f31dcaa69592			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:02	Left	Attendee	4/7/2022 18:02

4ffa890b-0b57-4345-9def-5814a377c154	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:03	Joined	Attendee	4/7/2022 18:03
27951ca8-54c9-42ad-8a41-9a8ffffe7e34	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_10_5) AppleWebKit/537.36	4/7/2022 22:03	Joined	Attendee	4/7/2022 18:03
90eb0398-71cb-4c6d-aca0-f01da59c7539	TeamSpac eApp/4.6.0 (iPad; iOS 14.4; Scale/2.00	4/7/2022 22:03	Joined	Attendee	4/7/2022 18:03
019460ec-a9ab-483b-8966-b4fffe01a136	TeamSpac eApp/4.6.0 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 22:05	Joined	Attendee	4/7/2022 18:05
a6e188c4-d667-4ed1-a464-1d38be397af4	ButtressS haun@Jo hnDeere.c Buttress om Shaun	4/7/2022 22:05	Joined	Attendee	4/7/2022 18:05

582cb296-d248-4d61-b3c6-82079730c27f	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:05	Joined	Attendee	4/7/2022 18:05
33b52769-617c-4053-91d0-690b8120e451	Mozilla/5.0 (Macintosh; Intel Mac OS X 10.15;	4/7/2022 22:05	Joined	Attendee	4/7/2022 18:05
ba9b8fce-e6b7-4a6c-9672-501289de44e9	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36	4/7/2022 22:05	Joined	Attendee	4/7/2022 18:05
14fb20df-5525-43dc-9f5a-a55a644e0c34	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:06	Joined	Attendee	4/7/2022 18:06
4d278249-8ded-45c7-a178-3380d98c8f9c	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:06	Left	Attendee	4/7/2022 18:06
8ded-45c7- randall.so a178- derberg@ 3380d98c capelogic. Randall 8f9c com Soderberg					



2cb62c4f-8541-4203-be51-59db0d89ef01		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:06	Joined	Attendee	4/7/2022 18:06
ab4eb789-10fa-4cab-b50c-6c049cddc3b3	suzanne.fugate@mrranch.com Suzanne Fugate	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:06	Joined	Attendee	4/7/2022 18:06
7a7a48de-f1f6-45ca-8480-88c32df1057e	randall.soderberg@capelogic.com Randall Soderberg	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:07	Joined	Attendee	4/7/2022 18:07
08f3ee9c-120b-4edd-8f95-bae67a8f1a5b		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:07	Joined	Attendee	4/7/2022 18:07
38c9b726-266c-44e0-a395-122208956eaf		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:07	Joined	Attendee	4/7/2022 18:07

fbf2b55f-6eb6-4f0e-bf80-1a63aedfe12e	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:07	Joined	Attendee	4/7/2022 18:07
14fb20df-5525-43dc-9f5a-a55a644e0c34	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:07	Left	Attendee	4/7/2022 18:07
1dd97d0d-c290-4f5f-bb00-1a8fd0e2d42e	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:07	Left	Attendee	4/7/2022 18:07
3bcef8e1-8597-45fa-844b-95fcdd5cf	SignalR (lang=Java ; os=linux; version=2.	4/7/2022 22:07	Joined	Attendee	4/7/2022 18:07
6fd41c8c-2dc5-4c1c-a903-dcbdfa3bf1ad	Mozilla/5.0 (Macintosh; Intel Mac OS X 10.13;	4/7/2022 22:08	Joined	Attendee	4/7/2022 18:08

cbcbadbc-1933-40c6-9b81-09d66474ad5e		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:08	Joined	Attendee	4/7/2022 18:08
81875f44-6fb8-4fee-a05e-8fb04f4b0669		TeamSpac eApp/4.2.3 (iPad; iOS 14.7.1; Scale/2.00);SignalR.C	4/7/2022 22:08	Joined	Attendee	4/7/2022 18:08
fa634451-3e3d-4969-aa13-f9e959ba8164		TeamSpac eApp/4.6.0 (iPhone; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 22:08	Joined	Attendee	4/7/2022 18:08
9a0b6279-c41f-41dd-8fa7-2159f3758afb		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:09	Joined	Attendee	4/7/2022 18:09
4a4936f6-01d6-47ce-b498-f3be9f1aa5fa	matt.crim@stantec.com Crim, Matt	TeamSpac eApp/4.5.1 (iPhone; iOS 15.4.1; Scale/2.00);SignalR.C	4/7/2022 22:09	Left	Attendee	4/7/2022 18:09

17b1887d-7304-49b7-afe0-28d9e1cb629c			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:10	Left	Attendee	4/7/2022 18:10
7ee6703b-f312-45ec-8a77-897ef3193611	hsowinski@scgov.net	Hannah Sowinski	TeamSpaceApp/4.5.1 (iPhone; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 22:10	Joined	Attendee	4/7/2022 18:10
15bb218c-5d9b-499a-adb0-f7cf33bb97bc	matt.crim@stantec.com	Crim, Matt	TeamSpaceApp/4.5.1 (iPhone; iOS 15.4.1; Scale/2.00);SignalR.C	4/7/2022 22:10	Joined	Attendee	4/7/2022 18:10
e1f3018a-66a3-47b7-8f4f-cc92f6f944df			Mozilla/5.0 (Macintosh; Intel Mac OS X 11_6_0) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:10	Joined	Attendee	4/7/2022 18:10
cf4dfba3-4f14-4bc5-830e-ff7d3780a85b			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:10	Joined	Attendee	4/7/2022 18:10



e11f6160-485c-441f-8697-e92ea551c8f4	dlobeck@lobeckhan	Dan Lobeck	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:10	Joined	Attendee	4/7/2022 18:10
57179303-0d43-43aa-a41d-8250e6c5cfd8			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:11	Left	Attendee	4/7/2022 18:11
a8f45419-b0d1-4757-8162-a80d71741e76			TeamSpac eApp/4.6.0 (iPhone; iOS 15.4.1; Scale/3.00);SignalR.C	4/7/2022 22:11	Joined	Attendee	4/7/2022 18:11
50b43ecf-8173-45d4-N44969781c4-fdb5d35dbd45	@sarasot acountysc hools.net	BARBER JAYLYNN ANN	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:12	Joined	Attendee	4/7/2022 18:12
f95d4774-cbf4-4529-b496-f09623924135	Alexandra .Coe@scg crb.net	Alexandra Coe	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/537.36	4/7/2022 22:12	Joined	Attendee	4/7/2022 18:12

ca189046-d1d3-46ee-af9c-51054cf489d1	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:12	Joined	Attendee	4/7/2022 18:12
a3bff007-28a8-4713-8ae2-8a899a13240f	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 22:12	Left	Attendee	4/7/2022 18:12
a48ed371-ddcf-4d56-a12b-8d8756f7b915	kgrimes@grimesgoebel.onmicrosoft.com Kyle Grimes	4/7/2022 22:12	Left	Attendee	4/7/2022 18:12
dfe8a8b1-3c59-4350-8347-a7acba7639ab	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:14	Joined	Attendee	4/7/2022 18:14
7f274d3f-2467-4d5e-b9c2-8c78046a841a	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:14	Joined	Attendee	4/7/2022 18:14

652f71d7-8fc1-493d-8095-8c6905d0d72e			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:14	Left	Attendee	4/7/2022 18:14
5e74bfa5-3ea2-4f30-bb1f-950dadb8f296			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:15	Joined	Attendee	4/7/2022 18:15
15ce56ad-90e0-4613-8b1a-7d92c68d7eec	heather.hickok@verus.com	Heather Hickok	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_16_0) AppleWebKit/537.36 (KHTML; like	4/7/2022 22:15	Joined	Attendee	4/7/2022 18:15
9a0b6279-c41f-41dd-8fa7-2159f3758afb			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:15	Left	Attendee	4/7/2022 18:15

33b52769-617c-4053-91d0-690b8120e451			Mozilla/5.0 (Macintosh; Intel Mac OS X 10.15;	4/7/2022 22:17	Left	Attendee	4/7/2022 18:17
2d659f2f-0ab9-4c76-9213-5afda7b477ae			TeamSpaceApp/4.6.0 (iPhone; iOS 15.4; Scale/2.00);SignalR.C	4/7/2022 22:17	Joined	Attendee	4/7/2022 18:17
b4cf8f23-7130-440c-87f9-hsowinski	c6282dc14@scgov.net	Hannah Sowinski	TeamSpaceApp/4.5.1 (iPhone; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 22:18	Joined	Attendee	4/7/2022 18:18
7ee6703b-f312-45ec-8a77-hsowinski	897ef3193@scgov.net	Hannah Sowinski	TeamSpaceApp/4.5.1 (iPhone; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 22:18	Left	Attendee	4/7/2022 18:18
4101848b-0e7f-45f9-8bbe-b0fe5b2feb01			Mozilla/5.0 (Macintosh; Intel Mac OS X 12_2_1) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:19	Joined	Attendee	4/7/2022 18:19
3bcef8e1-8597-45fa-844b-95fcdd5cf			SignalR (lang=Java; os=linux; version=2.	4/7/2022 22:19	Left	Attendee	4/7/2022 18:19
d1e61edb-1404-4e1c-98c9-b49656be3ad5			Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 22:20	Left	Attendee	4/7/2022 18:20

41f9474c-2040-48d8-a7cf-65089a4020a1	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:21	Joined	Attendee	4/7/2022 18:21
5e74bfa5-3ea2-4f30-bb1f-950dadb8f296	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:21	Left	Attendee	4/7/2022 18:21
ba4e65f3-b4ef-4102-b1eb-8138dac3f97d	TeamSpac eApp/4.6.0 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 22:22	Joined	Attendee	4/7/2022 18:22
cbcbadbc-1933-40c6-9b81-09d66474ad5e	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 22:22	Left	Attendee	4/7/2022 18:22
48b3a5c7-72ed-47ab-81f2-ef9d7b2dba8b	TeamSpac eApp/4.6.0 (iPad; iOS 15.4.1; Scale/2.00);SignalR.C	4/7/2022 22:24	Joined	Attendee	4/7/2022 18:24



0b0186c4-b499-4449-b576-ed08a0fcae35	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	Teams/1.4	4/7/2022 22:28	Joined	Attendee	4/7/2022 18:28
0881389a-1a44-4f68-bfc0-46f46eba0f28	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.		4/7/2022 22:28	Left	Attendee	4/7/2022 18:28
41f9474c-2040-48d8-a7cf-65089a4020a1	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	Teams/1.4	4/7/2022 22:28	Left	Attendee	4/7/2022 18:28
b56492d3-284e-4113-b771-ca985ddf3cde	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36		4/7/2022 22:31	Joined	Attendee	4/7/2022 18:31

609e8a7f-a937-45ac-ba36-d406c7baa20b	Mozilla/5.0 (Macintosh; Intel Mac OS X 12_3_0) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:32	Joined	Attendee	4/7/2022 18:32
34c23abc-2754-48db-8265-b9bc24457868	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 22:32	Left	Attendee	4/7/2022 18:32
7f295ccc-7f1c-4688-98f3-028c0503cbfc	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:33	Joined	Attendee	4/7/2022 18:33
0b0186c4-b499-4449-b576-ed08a0fcae35	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:34	Left	Attendee	4/7/2022 18:34

2d278443-8834-4c69-b533-ea2b5bb1ba9f			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:35	Joined	Attendee	4/7/2022 18:35
ca189046-d1d3-46ee-af9c-51054cf489d1			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:35	Left	Attendee	4/7/2022 18:35
74283e37-b147-4c21-9927-3b1d3f026f0f	laura.cole@smrranc h.com	Laura Cole	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:36	Left	Attendee	4/7/2022 18:36
65230f4f-5152-4fcf-9b30-95da0b2a8566	laura.cole@smrranc h.com	Laura Cole	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:36	Joined	Attendee	4/7/2022 18:36

4ffa890b-0b57-4345-9def-5814a377c154	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:38	Left	Attendee	4/7/2022 18:38
c89bf6b8-e0ad-4a1c-b994-53e821bfced4	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:39	Joined	Attendee	4/7/2022 18:39
7f295ccc-7f1c-4688-98f3-028c0503cbfc	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:39	Left	Attendee	4/7/2022 18:39
c7f4728b-ddbe-4f79-9a0b-450560337cfc	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:43	Joined	Attendee	4/7/2022 18:43

2d278443-8834-4c69-b533-ea2b5bb1ba9f	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:43	Left	Attendee	4/7/2022 18:43
429c6d62-91b1-4f46-b2bb-5c01be353573	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:44	Joined	Attendee	4/7/2022 18:44
2d659f2f-0ab9-4c76-9213-5afda7b477ae	TeamSpac eApp/4.6.0 (iPhone; iOS 15.4; Scale/2.00);SignalR.C	4/7/2022 22:44	Left	Attendee	4/7/2022 18:44
c89bf6b8-e0ad-4a1c-b994-53e821bfced4	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:45	Left	Attendee	4/7/2022 18:45
27951ca8-54c9-42ad-8a41-9a8ffffe7e34	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_10_5) AppleWebKit/537.36	4/7/2022 22:46	Left	Attendee	4/7/2022 18:46



15ce56ad-90e0-4613-8b1a-7d92c68d7eec	heather.hickok@verus.com	Heather Hickok	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_16_0) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:47	Left	Attendee	4/7/2022 18:47
a6e188c4-d667-4ed1-a464-1d38be397af4	ButtressShaun@JoDeere.com	Buttress Shaun	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:47	Left	Attendee	4/7/2022 18:47
a8f45419-b0d1-4757-8162-a80d71741e76			TeamSpaceApp/4.6.0 (iPhone; iOS 15.4.1; Scale/3.00);SignalR.C	4/7/2022 22:49	Left	Attendee	4/7/2022 18:49
7a7a48def1f6-45ca-8480-88c32df1057e	randall.soderberg@capellogic.com	Randall Soderberg	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:50	Left	Attendee	4/7/2022 18:50

8da1a072-6971-4e40-a704-36cfe4bcd482	randall.soderberg@capellogic.com	Randall Soderberg	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:50	Joined	Attendee	4/7/2022 18:50
c6fd9d36-de16-4604-86f5-24aff2e4c7ce			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:52	Joined	Attendee	4/7/2022 18:52
429c6d62-91b1-4f46-b2bb-5c01be353573			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:52	Left	Attendee	4/7/2022 18:52
b5d2ccbe-0ad1-4dbb-8d09-709249d365a2			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:52	Joined	Attendee	4/7/2022 18:52

c7f4728b-ddbe-4f79-9a0b-450560337cfc	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:53	Left	Attendee	4/7/2022 18:53
da93b966-134d-4329-87fa-eaea9dd63fa4	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:55	Joined	Attendee	4/7/2022 18:55
b5d2ccbe-0ad1-4dbb-8d09-709249d365a2	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 22:55	Left	Attendee	4/7/2022 18:55
4101848b-0e7f-45f9-8bbe-b0fe5b2feb01	Mozilla/5.0 (Macintosh; Intel Mac OS X 12_2_1) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:56	Left	Attendee	4/7/2022 18:56
b4cf8f23-7130-440c-87f9- hsowinski c6282dc14 012	TeamSpac eApp/4.5.1 (iPhone; iOS 15.3.1; Scale/2.00 );SignalR.C	4/7/2022 22:57	Left	Attendee	4/7/2022 18:57
et Sowinski					

f9683e3c-52ea-4a42-bb25-fcb91548905f	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:58	Joined	Attendee	4/7/2022 18:58
fa634451-3e3d-4969-aa13-f9e959ba8164	TeamSpaceApp/4.6.0 (iPhone; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 22:58	Left	Attendee	4/7/2022 18:58
a7e34fa4-6b0c-434a-9cd5-d8820c5e2011	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/605.1.	4/7/2022 22:58	Joined	Attendee	4/7/2022 18:58
c6fd9d36-de16-4604-86f5-24aff2e4c7ce	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 22:58	Left	Attendee	4/7/2022 18:58

bbc5b994-d7b7-44cd-8f4a-5f91dda8a-c03	tony.chiofalo@smrranch.com	Tony Chiofalo	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:59	Left	Attendee	4/7/2022 18:59
1f895b93-acd8-457c-aecf-3b01826dc3f5			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 22:59	Joined	Attendee	4/7/2022 18:59
ba4e65f3-b4ef-4102-b1eb-8138dac3f97d			TeamSpaceApp/4.6.0 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 22:59	Left	Attendee	4/7/2022 18:59
f95d4774-cbf4-4529-b496-f09623924135	Alexandra.Coe@scgcrb.net	Alexandra Coe	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/537.36	4/7/2022 23:01	Left	Attendee	4/7/2022 19:01
ccc9fc21-54dd-4165-8771-02b54f54b789			Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:03	Joined	Attendee	4/7/2022 19:03



8690870c-1581-4d78-a1ea-10d1f0d58638	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:04	Joined	Attendee	4/7/2022 19:04
777b95cb-312f-4689-a7b8-aac082880afd	Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:04	Left	Attendee	4/7/2022 19:04
fc21160-22dc-4e53-9804-2e6fb8a6fa44	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 23:04	Joined	Attendee	4/7/2022 19:04
ade06373-1021-4c7e-9db2-6b3627d034ac	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 23:05	Joined	Attendee	4/7/2022 19:05
da93b966-134d-4329-87fa-eaea9dd63fa4	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 23:05	Left	Attendee	4/7/2022 19:05

6fd41c8c-2dc5-4c1c-a903-dcbdfa3bf1ad	Mozilla/5.0 (Macintosh; Intel Mac OS X 10.13;	4/7/2022 23:05	Left	Attendee	4/7/2022 19:05
a86d4136-07fe-47aa-a617-81d42545	SignalR (lang=Java; os=linux; version=2.	4/7/2022 23:05	Left	Attendee	4/7/2022 19:05
582cb296-d248-4d61-b3c6-82079730c27f	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:06	Left	Attendee	4/7/2022 19:06
43ae4c44-d063-46b3-aa6a-f5298b5e6	SignalR (lang=Java; os=linux; version=2.	4/7/2022 23:06	Left	Attendee	4/7/2022 19:06
609e8a7f-a937-45ac-ba36-d406c7baa20b	Mozilla/5.0 (Macintosh; Intel Mac OS X 12_3_0) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:09	Left	Attendee	4/7/2022 19:09
fbf2b55f-6eb6-4f0e-bf80-1a63aedfe12e	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:10	Left	Attendee	4/7/2022 19:10

2cb62c4f-8541-4203-be51-59db0d89ef01	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:11	Left	Attendee	4/7/2022 19:11
968a9de4-ed89-4ccd-902e-88aef7b8056	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:12	Joined	Attendee	4/7/2022 19:12
f9683e3c-52ea-4a42-bb25-fcb91548905f	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:12	Left	Attendee	4/7/2022 19:12
d74b0033-5264-4fc3-a454-61fb9b2a3365 nicole.knappp@mym anatee.or g Nicole Knapp	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:13	Left	Attendee	4/7/2022 19:13

8690870c-1581-4d78-a1ea-10d1f0d58638	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:14	Left	Attendee	4/7/2022 19:14
ccc9fc21-54dd-4165-8771-02b54f54b789	Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:18	Left	Attendee	4/7/2022 19:18
96f3a9e9-0c75-4e26-b299-a17c25457972	TeamSpaceApp/4.5.1 (iPad; iOS 15.3.1; Scale/2.00);SignalR.C	4/7/2022 23:19	Left	Attendee	4/7/2022 19:19
7f38088e-1b88-437b-b91b-b3e8fa1c2669	Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:20	Joined	Attendee	4/7/2022 19:20
d52d5c6c-2156-47bc-a55f-121366b5a4ad	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 23:20	Left	Attendee	4/7/2022 19:20
019460ec-a9ab-483b-8966-b4fffe01a136	TeamSpaceApp/4.6.0 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 23:22	Left	Attendee	4/7/2022 19:22

605b26ce-7b0b-4eaa-b1f2-468347670272		Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 23:22	Left	Attendee	4/7/2022 19:22
50b43ecf-8173-45d4-N44969781c4-fdb5d35dbd45	@sarasot BARBER acountysc JAYLYNN hools.net ANN	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:30	Left	Attendee	4/7/2022 19:30
068ea608-183b-4616-ba9d-0d542d03138a		Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36	4/7/2022 23:30	Joined	Attendee	4/7/2022 19:30
284e1e10-435a-42d8-9d29-eee1693ed520		Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:31	Left	Attendee	4/7/2022 19:31
fcb21160-22dc-4e53-9804-2e6fb8a6fa44		Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.	4/7/2022 23:32	Left	Attendee	4/7/2022 19:32
2fa12296-a4a3-43a4-bbb3-c096da0b5132		TeamSpac eApp/4.6.0 (iPhone; iOS 15.3.1; Scale/3.00);SignalR.C	4/7/2022 23:32	Joined	Attendee	4/7/2022 19:32



1220ec0e-9cfb-4702-aaaf-abd419552354	Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:32	Joined	Attendee	4/7/2022 19:32
7f38088e-1b88-437b-b91b-b3e8fa1c2669	Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:32	Left	Attendee	4/7/2022 19:32
f31058aa-b31d-411b-a5d4-619ffc75a6da	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:32	Left	Attendee	4/7/2022 19:32
8cbebf57-1c2d-4d02-aeae-1f6375e13926	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:32	Left	Attendee	4/7/2022 19:32
7a21eaa3-dc4d-47ce-9467-3cb77b6a2f2c	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:32	Left	Attendee	4/7/2022 19:32

9fd7df84-b747-480c-b453-1a52862e1ea7	katie.laba rr@stante c.com	LaBarr, Katie	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Event Team Member	4/7/2022 19:33
6bed83f8-75ab-498b-a404-2438e3f41731	Amanda.B randon@s tantec.co m	Brandon, Amanda	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Event Team Member	4/7/2022 19:33
08f3ee9c-120b-4edd-8f95-bae67a8f1a5b			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
1220ec0e-9cfb-4702-aaaf-abd419552354			Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
65230f4f-5152-4fcf-9b30-95da0b2a8566	laura.cole @smrranc h.com	Laura Cole	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33

00df2d96-77b7-4def-ba12-7f50d1639f41	Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
fd397d4d-7bff-4599-9e86-5d5596a7add8	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
968a9de4-ed89-4ccd-902e-88aef7b8056	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.4	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
cf4dfba3-4f14-4bc5-830e-ff7d3780a85b	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33

7765642c-2f46-4c87-a24a-7348436cc a63	scott.buttari@stantec.com	Buttari, Scott	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
5a137eed-f18a-41b7-a6b5-4abb58efdc76			Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
ade06373-1021-4c7e-9db2-6b3627d034ac			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
9b4fdea7-e620-4b9a-a169-6855d77e2fdd			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33

e11f6160-485c-441f-8697-dlobeck@e92ea551c8f4	dlobeck@lobeckhan	Dan Lobeck	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
a40ebb2b-d6a0-473e-8146-f110481aef22			Mozilla/5.0 (Windows NT 10.0; Win64; x64;	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
90eb0398-71cb-4c6d-aca0-f01da59c7539			TeamSpaceApp/4.6.0 (iPad; iOS 14.4; Scale/2.00	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
a7e34fa4-6b0c-434a-9cd5-d8820c5e2011			Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_6) AppleWebKit/605.1.	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
7f274d3f-2467-4d5e-b9c2-8c78046a841a			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33



bba68af2-27a7-4728-baed-8699781f1a7d	mike.blackrick@smrranch.com	Mike Blackrick	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
b56492d3-284e-4113-b771-ca985ddf3cde			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
1f895b93-acd8-457c-aecf-3b01826dc3f5			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33
ba9b8fce-e6b7-4a6c-9672-501289de44e9			Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36	4/7/2022 23:33	Left	Attendee	4/7/2022 19:33

8da1a072-6971-4e40-a704-36cfe4bcd482	randall.soderberg@capellogic.com	Randall Soderberg	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:34	Left	Attendee	4/7/2022 19:34
c083c123-ce49-4d7c-a232-2df066c36ab6	bharring@scgov.net	Brett Harrington	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:34	Left	Attendee	4/7/2022 19:34
efe91a79-80d0-4b37-87ec-739eb27de19e			Mozilla/5.0 (Windows NT 10.0; Win64; x64;)	4/7/2022 23:34	Left	Attendee	4/7/2022 19:34
b3f06b45-cd5d-4e60-9d69-007d2b182225	Emily.Henke@stantec.com	Henke, Emily	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML; like Gecko) Teams/1.5	4/7/2022 23:34	Left	Event Team Member	4/7/2022 19:34
dfe8a8b1-3c59-4350-8347-a7acba7639ab			Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36	4/7/2022 23:34	Left	Attendee	4/7/2022 19:34

ab4eb789-10fa-4cab-b50c-6c049cddc3b3	suzanne.fugate@mrranch.com	Suzanne Fugate	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML;	4/7/2022 23:34	Left	Attendee	4/7/2022 19:34
7288a095-85d2-4a4c-9074-9546c2228b1f	amessina@scgov.net	Ana Messina	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML; like Gecko)	4/7/2022 23:34	Left	Attendee	4/7/2022 19:34
15bb218c-5d9b-499a-adb0-f7cf33bb97bc	matt.crim@stantec.com	Crim, Matt	TeamSpaceApp/4.5.1 (iPhone; iOS 15.4.1; Scale/2.00);SignalR.C	4/7/2022 23:34	Left	Attendee	4/7/2022 19:34
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## 4.6 Summary of Workshop

To: Sarasota County Planning and  
Development Services

From: Katie LaBarr, AICP  
Stantec

Project/File: Lakewood Ranch Southeast  
Neighborhood Workshop

Date: April 11, 2022

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**Reference: Neighborhood Workshop Synopsis**

Stantec Consulting Services Inc. conducted a Neighborhood Workshop on Thursday, April 7, 2022.

The meeting was held virtually, via Microsoft Teams, at 6:00 p.m. Approximately 56 individuals were in attendance.

Katie LaBarr (Agent) conducted the meeting and began with introductions of the consultant team and staff, followed by an overview of the Project and details on the proposed requests for the Project:

- **Comprehensive Plan Text Amendment** to create a new Resource Management Area (RMA) designation, the Village Transition Zone (VTZ)
- **Comprehensive Plan Large-Scale Map Amendment** to change the RMA designation of the subject property from Hamlet and Greenway to VTZ and Greenway as well as move the Countryside Line
- **Development of Critical Concern (DOCC) and Master Development Order/VTZ Master Plan** to provide a framework for the proposed large-scale development

The following individuals were also present on behalf of the Applicant:

- i. Kyle Grimes, Esq., Attorney – Grimes Hawkins Gladfelter & Galvano, P.L.
- ii. Katie LaBarr, AICP, Planner – Stantec
- iii. Emily Henke, PLA, Planner – Stantec
- iv. Scott Buttari, PLA, LEED AP, Landscape Architect – Stantec
- v. Matt Crim, PE, PTOE, Traffic Engineer – Stantec
- vi. Rob Engel, PE, Engineer – Stantec
- vii. Christopher Kennedy, Environmental Scientist – Ardurra

Following the Agent's presentation, the meeting was opened to the attendees to make comments and/or ask the team questions regarding the proposed development. The following is a summarized list of the questions asked and responses given, sectioned by theme. The Applicant's representatives' responses are shown in **bold**.

*Comments:*

1. I oppose the proposed countryside line move and the expansion of Village RMA into the areas currently designated as Hamlet
2. This is not much of a public workshop if the moderator approves the question. A true public workshop would post all of the questions publicly so we can all read what is being asked. Instead it seems to be more of a public sales job.
3. For the record I am OPPOSED to this density increase.
4. I am opposed to any increase in density.
5. This is the only opportunity to engage. The Planning and County Commissioners do not answer questions during the hearings.
6. What happened to the audio?
7. At least 2600
8. Bern Creek adheres to the 2050 master plan aren't we the friendly transition to hamlet already?
9. Isn't this a scheme to not only get higher densities but also to be relieved from the public interest requirements of the Sarasota 2050 Plan, just one example being a professional analysis, peer-reviewed by a County expert, demonstrating that the development will be fiscally neutral?
10. I cannot continue at this time, so I'd just like to say that I oppose this entire proposal. The best use for this property would be if the Conservation Foundation were able to acquire it and re-wild the entire parcel.
11. Because you don't live there, you brush this aside as previously done. This is not a question, but a sad fact.
12. My questions are being marked "Private" and as such do not appear in the "Featured" questions. I tried to repost it that way but cannot (hence the one repeat question). Does it go public only when you choose it to answer? Thank you.
13. Such a significant change to the 2050 Plan should have a robust process of public input - not just comments at public hearings.
14. Here's a concept: don't develop our countryside! The folks out here would likely support 3-5 acre lots but anything more is a threat to our lifestyle
15. Take a drive out east and look at the sky... No streetlights. Go to LWR and do the same thing. We moved here for a reason.
16. Lies
17. No you didn't.
18. You didn't identify what the amenities would be. Thank you.
19. I challenge you to challenge your "beliefs." "we believe, we believe." Sure.
20. Y'all sound tired and worn down. We feel the same about your development plans. ::hugs::
21. I have been contacted by several people that were unable to join the online workshop. I had difficulty and have also been bumped off numerous times. This workshop has not been adequate in terms of public access. If people get rejected in accessing the meeting, get bumped off, or otherwise cannot easily access this required meeting, I believe it is inadequate.
22. Sorry for the math mistake, in my above question: I meant to write 50% of 3900 is 1,950 developable acres and X 2 equals 3900 units
23. I think it is not realistic to pretend that this "Transition Zone" will not be applied to other properties. This proposal totally breaks the 2050 Plan.
24. It is a falsehood to assert that affordable housing cannot be required by state statute, as a condition for the increase in base density. That increase in base density of course will more than enough to compensate the developer for the affordable housing provided, as required by the law. Please respond, this time truthfully.

**Response: Thank you for your comments.**

*Requests:*

1. Ron Lambert [REDACTED]. [REDACTED]. Call any time. I'd love to hear your gobbly-goop.
2. Please give me notice of all future hearings, meetings, etc. on this matter. Susan Schoettle [REDACTED]
3. Please include [REDACTED] in any future meeting notifications. We hold a conservation easement within the Southeast Project site and did not receive notice of this meeting.
4. If someone was not included on the mailing list, please tell them to contact planner@scgov.net to be added to the mailing list. Thank you
5. My email is: [REDACTED] for a written copy of the questions and answers.
6. Also please distribute all questions and answers that come to you after this meeting to all attendees of this meeting.

**Response: Thank you for your comments.**

*Compatibility:*

1. This proposal does not match the existing home and land use in this area. Please elaborate on how this proposal supports the existing residents and landowners?

**Response: The intent is to commit to 50% open space for the overall project and to include greenbelts along the edges of the project to ensure compatibility with the adjacent land uses.**

*Concept Plan:*

1. The Development Concept Plan Legend says purple is ROW are the 9 purple spots shown on the Development Concept Plan ROW?
2. What are the purple blobs on the map?

**Response: The lighter purple color on the concept plan represents potential amenity areas in the development. The darker purple line represents the proposed right-of-way.**

3. The on-screen Development Concept Plan boundaries differ from those shown on the development concept plan in the workshop notice documents - which boundaries are correct.

**Response: The concept plan you currently see on the screen is correct. The proposed project added land in the Northwest corner of the site to help ensure that there is connection for the extension of Bourneside Boulevard.**

4. You state that this new development will have 50% open space, but your map does not appear to show 50% open space.

**Response: That is the text of the proposal and will be part of our commitment and the development review process.**

5. You do not show any 500-foot buffer along the eastern boundary of your proposed plan. What will be done along that eastern boundary?
6. There is buffer space along the border with Bern Creek but no buffer on the other boundaries - why?
7. The north east corner of your development does not show buffer. Is the green space north of your development (red line) permanent Green space??

**Response: When we have concept plans at such a scale, sometimes it may be difficult to really understand or see the separation along the different edges, but we will include details in our application, with our master development plan, that addresses these edge conditions. We assure you that proper buffering will be completed throughout the site.**

8. Are you building a wall around this community?

**Response: At this point, we do not know what type of buffers will be included for the proposed development.**

*Bern Creek:*

1. Why is there a large undeveloped area just north of Bern Creek depicted on the Development Concept Plan?
2. What do you plan to do on the open space area north of Bern Creek rural homesteads?
3. How is the 570-acre conservation easement north of Bern Creek (from FPL settlement) being handled?

**Response: The area in question, north of Bern Creek, is intended to be a part of the 50% open space provision.**

4. There is a conservation easement south of Bern Creek. Is it going to change? Is there going to be a water pumping station on this easement?
5. I am looking at the Staff Report Dec. 10, 2014 presented to the BCC. Can you tell me where the pump station is identified.

**Response: Regarding the water pumping station – that is going to be constructed within the area the question is referencing (i.e. to the eastern end of the area). The area referred to south of Bern Creek is proposed to be open space.**

*Environment:*

1. Will you be providing a wildlife underpasses on the new road?
2. What about wildlife corridor? It seems to be homes from district lines to line

**Response: These are details that would be addressed during the construction plan review, but it's important to note that the concept plan does contemplate ribbons of green space throughout the site, to provide interconnected corridors for wildlife and protected species.**



3. Will all development, including roadways, adhere to dark skies principles with shaded lights and downward only lighting.

**Response: Anything that is required by Sarasota County UDC will be complied with at the time of development.**

4. Have you considered a conservation kind of subdivision, like Babcock Ranch, where all buildings will be clustered and all green space will be clustered?

**Response: What we propose is really in keeping with a lot of the goals and objectives of developments like Babcock Ranch, and we believe that what will come to bear during this development will be similar in nature.**

#### *Housing:*

1. What about affordable housing? How long will it take for the sheriff, EMS and Fire get there and who will pay for added services
2. Please elaborate on "incentivized community housing" - number of units, requirements for housing, etc.
3. Will missing middle housing types be provided?
4. Is there any affordable housing in Lakewood ranch now?

**Response: Affordable/Community housing will be offered on a voluntary basis with the incentives that are provided for in the UDC. There is an overall cap of 5,000 dwelling units on the property, which includes any community housing.**

**Response times for sheriff, EMS, fire, etc. are evaluated during the review process, and in even greater detail at time of rezone. The cost of these services will be contemplated in the fiscal neutrality study that we will prepare and submit for review.**

**Question regarding missing middle housing – we are proposing a range of housing types including townhomes, semi-detached, and other single-family products.**

#### *Lakepark Estates*

1. What is happening to Lakepark Estates that was previously approved and construction started in January 2022?
2. Will Lakepark Phase 2 and Phase 3 change? The new higher density?
3. Has LWR purchased Lakepark Estates?

**Response: Lakewood Ranch has not purchased Lakepark Estates. Lakepark Estates will be incorporated into the Village Transition Zone; however, it's not going to cause any changes to Phase One that has already been approved. We are working with staff on how to facilitate this through the proper language.**

#### *Policy:*

1. Cover letter states your proposed policy changes "will offer a more meaningful transition to the hamlet development to the east." Can you elaborate on what you mean by a more meaningful transition?
2. 2050 Plan policies were that Hamlet transitioned between Village and rural development. How does an increase in density achieve this policy goal?

**Response: The goal of these amendments is to allow for a form of development that is very similar to what is observed in Lakewood Ranch. We propose to do this by creating the Village Transition Zone, which will be limited to the subject property and be slightly less dense than the Village designation and slightly more dense than the Hamlet designation. This zone will allow for a maximum base density of 2 dwelling units per gross developable acre, not to exceed a maximum unit count of 5,000 units. The amendments will also include incentive community housing.**

3. You have described various characteristics of this new Future Land Use Map category. Will they all be mandatory or are you simply expressing the present intent of the Lakewood Ranch developer? Example: "Housing will be made available at a variety of price points." What policy if any is proposed. Will anything be required for truly affordable housing, and if so what, or are we talking about so-called "attainable housing" which is affordable to a family of 120% Area Median Income, that is earning well over \$100,000 a year? Again, please respond to the broader question as to whether everything you describe will be required in Comp Plan policies, and then as to my specific question on affordable housing. Thank you.
4. What does your "commitment" mean? Does that mean you will positively commit and put in writing?

**Response: As we indicated in this presentation, part of this Comprehensive Plan Amendment is to create a Village Transition Zone which will include text on incentives for affordable housing, following the same basis outlined in the UDC. There will not be a mandate for affordable housing as that is no longer allowed in Florida Statute. All application materials are made available to the public and published on the County website, so you'll have the opportunity to review our policy language once it is formally submitted for staff review.**

5. Does this comp plan amendment limited to your 3900 acres, or does it change other rural lands.
6. Is this the last proposal of the Lakewood Ranch developer to extend suburban sprawl further to the east, or is the door open to it pushing further in the years after this is approved? What, if any, is the limit? Verna Road? DeSoto County?
7. Even though this is the last of lands owned by SMR as you state, aren't you actually creating a whole new development category in the 2050 plan that will set a precedent for other large area rural land developers? Also, this is not responsible Urban development as adding density in this amendment does not provide appropriate transition to the rural lands.
8. Is there a figure you can provide that would express the total number of dwelling units in the entire Lakewood Ranch project - both in Manatee and in Sarasota counties? I..e. do you have a terminus ad quem, or do you intend to create more communities on open lands that are not now identified in known plans?

**Response: The Village Transition Zone / Comprehensive Plan Amendment is limited to the property boundary shown on our concept plan.**

*Process:*

1. What is the process by which the public and its elected officials will discuss, analyze, and approve or deny this new category added by the developer to the Comp Plan?

**Response: We will apply for a Comprehensive Plan Map and Text amendment, which will be fully vetted by County staff and then heard by the Planning Commission and Board of County Commissioners (BOCC). The BOCC will hear the application twice, one for transmittal and one for adoption. Public comment is welcome at all public hearings.**

2. When do you anticipate submitting applications?

**Response: We are currently preparing these applications. We expect to submit in the very near future, within the next thirty to sixty days.**

3. You mentioned commercial development... At what point do you expect to begin asking for exceptions to plans to allow for commercial development?

**Response: We will not be asking for any exceptions for commercial development.**

4. If this goes ahead, when will initial land clearing begin

**Response: We are at the beginning of the review process, so it is too early to tell when initial clearing may begin.**

*Public Participation:*

1. What can the local resident do to keep growth to a minimum? Thank you
2. So how can I submit more questions and receive answers?
3. How can we stop your request for zoning changes and keep our open-use-estate classification? No one wants to see more development out here. Do any of you live in these areas.

**Response: There are several opportunities for public engagement and input throughout this process. The first is through tonight's workshop where we are looking for feedback from the community. There will also be opportunities for residents to speak to the Planning Commission and Board of County Commissioners as these applications move through the public hearing review process.**

4. There is a reason we moved to Bern Creek and not Lakewood Ranch. Have you considered how your project impacts residents like us?

**Response: Yes, the intent would be to provide appropriate buffering adjacent to each of the particular boundary conditions. We will provide the specific details in our application.**

*Transportation:*

1. *How will this project improve hurricane evacuation clearance times for existing Sarasota County residents?*
2. Wouldn't an additional road extending east to Verna Road assist in an evacuation event?

**Response: This project may improve hurricane evacuation clearance times, by providing a regional corridor connecting University Parkway to Fruitville Road, via Bourneside Boulevard. Bourneside Boulevard currently extends all the way to State Road 64, so providing that north-south corridor for cross county transportation may be beneficial.**

3. What are the plans for adding lanes on University? Will there be a light on Bourneside?
4. Please elaborate on any traffic studies that have been done. Fruitville Rd. is extremely congested as is and cannot accommodate the growth you are proposing
5. What considerations are planned for the widening of Fruitville rd as this project will introduce 2600 new vehicles on that road. Thats providing for 2 cars per household.
6. promised 4 lanes to the end of Fruitville rd by 2010 has not been accomplished. Traffic, etc, are very concerning for those of us that live out east. Your requirement of traffic studies may fail as previously. stated. the situation is dangerous and irresponsible. what realistic care and promises will you do?
7. I'm concerned about traffic. There's so much congestion already. Can our roads handle this?
8. Will this mean that University will get extended East to meet I 70

**Response: A traffic study has not been completed at this point but will be conducted at the appropriate time in the application process. Intersection improvements are yet to be determined. We will coordinate with Sarasota County to evaluate the best type of intersection control.**

9. Just confirming, the purple road indicated is Bourneside continuation?

**Response: That is correct.**

10. Will the taxpayers be footing the bill to widen Fruitville Road to handle the traffic from your development? Or will the developer pay for road improvements to Fruitville Road.

**Response: Sarasota County has transportation mobility fees, which will be paid during development. These fees will be utilized by Sarasota County to pay for any required roadway improvement.**

11. Will all on-site roads and other facilities be funded by a CDD as other Lakewood Ranch areas?
12. Is this area going to be a taxing district like much of LWR?

**Response: Roadways throughout the community will be constructed both with the Lakewood Ranch Stewardship District, as well as private development.**

13. What is FDOT's role in approving these plans?

**Response: None of these roadways touch state rights-of-way, so they would have no role in this process.**

14. Why has the East West proposed road to Verna Road been eliminated?

**Response: This road has not been eliminated. We believe that the proposed alignment, as seen on the concept plan, is a more context-sensitive alignment. We will be providing a stub that will allow for the off-site extension of the East-West road over to Verna.**

*Water:*

1. Will this development affect the wastewater system off Bee Ridge Rd?
2. Will the suggested waste water plant be within the outlined property? if so, where

**Response: We are currently going through a utility master planning process with Sarasota County. It is anticipated that this development will require an additional wastewater line that will bring the wastewater from this property to the Bee Ridge wastewater plant.**

3. Do you plan to augment the water in the lakes shown? Will the lakes be lined to prevent lateral seepage and damage to surrounding areas?

**Response: This question involves details that have not been determined yet, but augmentation of lakes and/or lining of lakes is not anticipated. These details will come later in the review process.**

4. Please elaborate on the water run off studies that have been done to ensure that new homesites/development do not have a negative impact on existing home and land owners
5. Bern Creek is very wet area during the rainy season, how do you plan to mitigate your water run off?

**Response: Through the process that we are starting here and then followed by the site and development plan review process, we will be required to go through an evaluation of the drainage of both existing and proposed drainage patterns. We will go through a rigorous review, by both Sarasota County and the South Florida Water Management District<sup>1</sup>, and ultimately receive a permit before we can start construction. There are strict criteria to ensure that there are no negative impacts off-site.**

6. Why not require xeriscaping in your development to save water and reduce fertilizers in the stormwater runoff which pollutes our bays and gulf?

**Response: That's a great suggestion. Thank you for your comment.**

*Misc.:*

1. Who is the developer of this community? What is the estimated price range of the homes? Will all the development be single family homes?

**Response: The developer is our client, Lakewood Ranch Communities (Master Developer is Schroeder Manatee Ranch). At this time, given where we are at in the review process, estimated price range of homes is yet to be determined, but it is our intent to provide a**



**variety of housing types including single-family detached, semi-detached, villas, and attached townhomes.**

2. "VOS Policy 5.2 Protected Roadway Character requires open vistas and protect the integrity of the rural character of Fruitville Road/SR 780 east of Dog Kennel Road, now called Lorraine Road. How will you accomplish this? Already, Lake Park Estates has not protected the rural character of Fruitville Road. Will construction continue at Lake Park Estates and go west or will Lakewood Ranch build east or both? What is the build out date? Is Lakewood Ranch currently at build out density? While the western boundary is urban, the proposed area of change, 3,900 acres, is surrounded by rural lands that may currently have livestock. How will you mitigate the construction noises such as continual diesel engines on large equipment and the backup beepers that will most likely startle the livestock? I believe there is already such a problem around the Polo Club, frightening the horses. What water source will be used to irrigate the lawns? Fruitville Road is currently listed as a constrained road. How many more vehicles will be added to Fruitville Road due to this proposed density increase? Fruitville Road is an evacuation route. What analysis was conducted to determine what the additional traffic would do to reduce evacuation times? Thank you,  
Becky Ayech  
President Miakka Community Club  
Did SMR or Lakewood Ranch challenge the 2050 Amendment? Why or why not? What has changed since the adoption of 2050 that necessitates the proposed Comprehensive Plan Amendment? The waterbodies colored blue are called stormwater on the Development Concept Plan. How many are there? What is the total acreage? What is the average size? Will they dry down since they are stormwater? Or will they be augmented? If augmented, from where will the water come? How will you manage the mosquitoes? Will the HOA or another entity prohibit mowing to the edge of the stormwater ponds/waterbodies? What will lawn fertilizer applications or restrictions be? Who will enforce? You portray this as a transition. 2050 defines Hamlets as a transition form of development intended to blend toward the more rural eastern area of the County. Why do you need a different type of transition form of development? Two units an acre does not blend with rural. It is urban sprawl. Bill Spaeth, retired Sarasota Planner identified Lake Park Estates as urban sprawl. This is urban sprawl times 2. If adopted, this will become a creeping of urban density that will use the same reasoning for extending urban development throughout the Rural area identified on the Future Land Use Map (FLUM). Why can't the 1,000-acre development, Lake Park Estates remain with a density cap of 400 dwelling units on 1 unit per acre? Why don't you build up and not out? What amenities will be provided? Where are they located on the Development Concept Plan? Lake Park Estates is currently under construction. If the proposed Amendment is approved, when will the next phase begin? Will the infrastructure be in phases or done all at once? How many water tanks need to be built so the water pressure is sufficient for fire suppression? Where will they be located? What will they look like? Will you be able to see them or will they be screened? Lake Park Estates was required to have one pressure tank that would be located along Fruitville Road.
3. How exactly is this an example of smart growth? Sincere question.
4. How is this a smart growth effort? Will there be objective environmental impact studies? Who will pay for infrastructure? Please include accident and incident reports within 5 miles for last 5 years. Btw this was difficult to get into

**Response: We'll try to go through the majority of these questions. To begin, it is proposed that the irrigation will be handled by Braden River Utilities. We are also working through the details of getting reclaimed water from the County.**

**For the questions on construction noise, startling livestock, etc. – we hear these concerns and they will be addressed at the time of formal development. We are still working through the details on the buffers and greenbelts.**

**For the question on 2050 - the 2050 regulations were adopted in 2002, about 20 years ago. Things change and sometimes adjustments are needed, and we believe these adjustments that we are proposing are appropriate for long term compatible development.**

**For the questions on stormwater/water – This concept plan is conceptual in nature, it is not engineered at this point. We do not have the details on stormwater needs, management, etc. yet, so we can't speak to it.**

**For the questions on street lighting/design – Again, this is a question that comes up later in the process, but I can assure you, any design elements like this will be in compliance.**

**For the questions on smart growth, we do believe this is a form of smart growth.**

5. Because the comp plans calls for an interconnected trail system in the rural lands, will these trails be open to the general public and be available to the equestrians.

**Response: Final details have not been planned yet, but we expect that there would be a combination of both public and private trails. Equestrian-capable trails has not yet been contemplated.**

6. How many acres of the 3900 acres are deemed "developable" acres? If 50% is deemed OPEN SPACE and not developable, does that mean the developable acres are 1850 acres , and total units 3900? ie 2 X 1850 DEVELOPABLE ACRES

**Response: In round numbers, yes this is correct.**

7. Will there be competitive bidding for all engineering aspects?

**Response: Anything constructed by the Stewardship District will be required to go through the public bid process, per State Statutes.**

8. Why no commercial development?
9. Publix puts in a store for every 3000 houses, Why would you say there will be no commercial development?

**Response: At this time, we are not proposing commercial development because we think it is vital to support the existing commercial that's been built on Lorrain Road, University Parkway, and Waterside.**

10. Can you share how many people are on this call?

**Response: Currently, there are 29 URL attendees, this was as high as 59 at one point. There are 7 call-in attendees.**

11. What is the email of the person who invited us to submit further questions through email?
12. Will you provide a written record of the questions and answers - including those not addressed during the live meeting?
13. Will a recording or transcript of this session be available to the public?
14. Will \*all\* questions and comments be made available to residents and County Commissioners?

**Response: All the questions submitted during this meeting will be recorded and submitted in our application materials. These materials, as well as the recording and transcript, will be available to the public. You can contact me, Katie LaBarr, with any questions, comments, or concerns regarding the project at [Katie.Labarr@stantec.com](mailto:Katie.Labarr@stantec.com) or (941) 907-6900.**

Respectfully yours,

**STANTEC CONSULTING SERVICES INC.**



Katie LaBarr, AICP  
Senior Associate, Community Development  
Phone: 941-907-6900  
[Katie.LaBarr@stantec.com](mailto:Katie.LaBarr@stantec.com)

Source	Type	Identity	Time Corrected (subtracted 4 hours)	Timestamp	Conversatio n Id	Content
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 19:22	4/7/2022 23:22	8c8473f5- 7296-4dcc- 8c28- 89c2f22836d 0	I think it is not realistic to pretend that this "Transition Zone" will not be applied to other properties. This proposal totally breaks the 2050 Plan.
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 19:19	4/7/2022 23:19	2f942ca2- ea18-4fff- a1e6- 9e365bcdd5 a2	Also please distribute all questions and answers that come to you after this meeting to all attendees of this meeting.
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 19:18	4/7/2022 23:18	56f14856- 6859-491c- 9f7b- b11fd0831d 72	Will you provide a written record of the questions and answers - including those not addressed during the live meeting?
Attendee	Announce ment	C. Bales (Unverified)	4/7/2022 19:17	4/7/2022 23:17	493dd848- 52e7-40d3- ae12- 9c08c7279f5 8	Sorry for the math mistake, in my above question: I meant to write 50% of 3900 is 1,950 developable acres and X 2 equals 3900 units
Attendee	Question	Glenn Peachey (Unverified)	4/7/2022 19:17	4/7/2022 23:17	ab5403ed- e330-497d- a139- 02b62d1534 82	Why has the East West proposed road to Verna Road been eliminated?
Attendee	Question	Anonymous (Unverified)	4/7/2022 19:15	4/7/2022 23:15	1cb3c573- 430f-4cd8- b3ab- 6239f4047a6 a	What does your "commitment" mean? Does that mean you will positively commit and put in writing?

Attendee	Question	Anonymous (Unverified)	4/7/2022 19:15	4/7/2022 23:15	45c4cca9-be9c-4579-8204-0ec04b4690dd	Publix puts in a store for every 3000 houses, Why would you say there will be no commercial devdelopment?
Attendee	Question	Anonymous (Unverified)	4/7/2022 19:14	4/7/2022 23:14	b8084568-09af-4741-a453-48d4040f833e	is there any affordable housing in lakewood ranch now?
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 19:14	4/7/2022 23:14	1e0a20aa-ce22-4b28-9213-1f99d9f2b4a0	I have been contacted by several people that were unable to join the online workshop. I had difficulty and have also been bumped off numerous times. This workshop has not been adequate in terms of pubic access. If people get rejected in accessing the meeting, get bumped off, or otherwise cannot easily access this required meeting, I believe it is inadequate.
Attendee	Question	Anonymous (Unverified)	4/7/2022 19:12	4/7/2022 23:12	450a9829-7fef-45ef-a24d-fbbfbddc3052	Will *all* questions and comments be made available to residents and County Commissioners?



Attendee	Question	Lourdes Ramirez (Unverified)	4/7/2022 19:12	4/7/2022 23:12	ab7e15c4-3d18-4fe7-ad14-c227e701b31e	What about wildlife corridor? It seems to be homes from district lines to line
Attendee	Question	C. Bales (Unverified)	4/7/2022 19:10	4/7/2022 23:10	8280afd4-c1db-4438-a687-fc172e69abd f	Even though this is the last of lands owned by SMR as you state,, aren't you actually creating a whole new development category in the 2050 plan that will set a precedent for other large area rural land developers? Also, this is not responsible Urban development as adding density in this amendment does not provide appropriate transition to the rural lands.
Attendee	Question	Anonymous (Unverified)	4/7/2022 19:07	4/7/2022 23:07	affa2c01-4ac2-4d0b-8b46-aed5c9599132	Y'all sound tired and worn down. We feel the same about your development plans. ::hugs::
Attendee	Question	Dan Lobeck (Unverified)	4/7/2022 19:05	4/7/2022 23:05	09bef8d4-fd4b-40f3-a3cb-4c9853d9a2f0	Will a recording or transcript of this session be available to the public?
Attendee	Question	Anonymous (Unverified)	4/7/2022 19:04	4/7/2022 23:04	7c308444-016b-4ff5-a2a6-630dc0aa5223	I challenge you to challenge your "beliefs." "we believe, we believe." Sure.

Attendee	Question	Anonymous (Unverified)	4/7/2022 19:00	4/7/2022 23:00	8a3939ac-2e15-4738-83f8-88d4a4034d42	Wouldn't an additional road extending east to Verna Road assist in an evacuation event?
Attendee	Question	Anonymous (Unverified)	4/7/2022 19:00	4/7/2022 23:00	2449bdbd-91c8-4b89-b0e0-7d34c6a7608b	Will the suggested waste water plant be within the outlined property? if so, where?
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 18:58	4/7/2022 22:58	93c70e79-e70a-4264-83f9-c4fda7a24143	Will all on-site roads and other facilities be funded by a CDD as other Lakewood Ranch areas?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:58	4/7/2022 22:58	60add71e-6eb4-490d-ab36-0a10170703af	How exactly is this an example of smart growth? Sincere question.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:55	4/7/2022 22:55	53216935-1c63-4fd1-bb55-c9fbeb698b4	The north east corner of your development does not show buffer. Is the green space north of your development (red line) permanent Green space??
Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:55	4/7/2022 22:55	d8e2fa6a-5e98-41d6-9876-139554c78d85	Has LWR purchased Lakepark Estates?

Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 18:53	4/7/2022 22:53	c94ae76c-a389-4a9e-875f-d69b82c656bb	You do not show any 500 foot buffer along the eastern boundary of your proposed plan. What will be done along that eastern boundary?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:52	4/7/2022 22:52	83a5a319-c28a-4cc5-9a89-686d86c3674e	there is buffer space along the border with Bern Creek but no buffer on the other boundaries - why?
Attendee	Announcement	Susan Schoettle (Unverified)	4/7/2022 18:52	4/7/2022 22:52	c1f22aef-9dba-4d7e-b272-f066765a102c	2050 Plan policies were that Hamlet transitioned between Village and rural development. How does an increase in density achieve this policy goal?
Attendee	Question	Tom Matrullo (Unverified)	4/7/2022 18:51	4/7/2022 22:51	407b35f4-5aef-44ac-856b-58c714d108ce	What is the email of the person who invited us to submit further questions through email?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:51	4/7/2022 22:51	77aa4b9e-5d4f-4133-8df0-7444eabd55cf	Will missing middle housing types be provided?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:49	4/7/2022 22:49	c0a3dced-3bc9-475d-899e-04183c15eaac	Have you considered a conservation kind of subdivision, like Babcock Ranch, where all buildings will be clustered and all green space will be clustered?

Attendee	Question	Becky Ayech (Unverified)	4/7/2022 18:47	4/7/2022 22:47	9f3c92fd-3ae6-4f09-9e06-2530658c64c4	You didn't identify what the amenities would be. Thank you.
Attendee	Announcement	Kepler (Unverified)	4/7/2022 18:47	4/7/2022 22:47	1305421b-39aa-4479-9e8e-810b48ae062b	There is a reason we moved to Bern Creek and not Lakewood Ranch. Have you considered how your project impacts residents like us?
Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:47	4/7/2022 22:47	4cdb9f9-11d5-4806-bc0f-2adc5e31425a	I am looking at the Staff Report Dec. 10, 2014 presented to the BCC. Can you tell me where the pump station is identified.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:47	4/7/2022 22:47	7281229d-0cdb-4b6a-88d8-3acdaf0335be	No you didn't.
Attendee	Question	Dan Lobeck (Unverified)	4/7/2022 18:46	4/7/2022 22:46	3d38a3c2-0e48-46c0-88aa-5583fa2912f6	It is a falsehood to assert that affordable housing cannot be required by state statute, as a condition for the increase in base density. That increase in base density of course will more than enough to compensate the developer for the affordable housing provided, as required by the law. Please respond, this time truthfully.

Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:41	4/7/2022 22:41	5a84d3e2- 1547-467f- b81a- 1dfbc04a325 8	my email is : mph_04@verizon.net for a written copy of the questions and answers.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:39	4/7/2022 22:39	450e4d2b- 1b80-439f- 9d5d- bbad7635c2 94	I'm concerned about traffic. There's so much congestion already. Can our roads handle this?
Attendee	Question	County Staff (Unverified)	4/7/2022 18:39	4/7/2022 22:39	c46216bd- 96e8-4bdf- b60f- 3b6b644a4d 9b	If someone was not included on the mailing list, please tell them to contact planner@scgov.net to be added to the mailing list. Thank you
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:39	4/7/2022 22:39	ec7715e8- 66cd-48e7- 8bf6- 1a9c3145fe4 6	Can you share how many people are on this call?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:38	4/7/2022 22:38	396bc7ed- c5e6-4480- b3c8- 1f4ccb0125f 4	Why no commercial development?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:37	4/7/2022 22:37	d1b0a0be- c6b6-4fd4- 949d- b7743f52d22 3	Lies



Attendee	Question	C. Bales (Unverified)	4/7/2022 18:37	4/7/2022 22:37	8c886911-b05f-414f-b125-3cedfee90f41	Why not require xeroscaping in your development to save water and reduce fertilizers in the stormwater runoff which pollutes our bays and gulf?
Attendee	Question	ron lambert (Unverified)	4/7/2022 18:36	4/7/2022 22:36	bc8df0f8-d781-4e24-a8f4-7025fcacd8a1	Ron Lambert rlambert@mailmt.com. 941-400-4303. Call any time. I'd love to hear your gobbly-goop.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:36	4/7/2022 22:36	c08911e9-3da6-4ee8-b371-e0bc87e70b6a	Take a drive out east and look at the sky... No streetlights. Go to LWR and do the same thing. We moved here for a reason.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:35	4/7/2022 22:35	f733c52c-815c-4894-a692-11e7a9f9a3fb	Will there be competitive bidding for all engineering aspects?
Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:35	4/7/2022 22:35	5d72f693-83cc-4b87-bafd-4ef73d0aa5e2	Is this area going to be a taxing district like much of LWR?
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 18:35	4/7/2022 22:35	d1e97221-2ecf-4884-970f-1d46ce9c8e34	Will all development, including roadways, adhere to dark skies principles with shaded lights and downward only lighting.

Attendee	Question	C. Bales (Unverified)	4/7/2022 18:34	4/7/2022 22:34	5057b8e3-a3f0-4c10-8f83-8fa842eac284	You state that this new development will have 50% open space, but your map does not appear to show 50% open space.
Attendee	Question	ron lambert (Unverified)	4/7/2022 18:34	4/7/2022 22:34	8d6a2868-34b9-40d3-80b3-8df636d877f5	How can we stop your request for zoning changes and keep our open-use-estate classification. Noone wants to see more development out here. Do any of you live in these areas.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:34	4/7/2022 22:34	cfa814ef-d6e1-40c0-8e95-4f68d202ece8	Here's a concept: dont develop our countryside! The folks out here would likely support 3-5 acre lots but anything more is a threat to our lifestyle
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:34	4/7/2022 22:34	f2ce9381-2a4c-465f-957f-279c61dec1c	What is FDOT's role in approving these plans?
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 18:34	4/7/2022 22:34	539800e7-c891-43bf-9325-7b8d90e6bda6	Such a significant change to the 2050 Plan should have a robust process of public input - not just comments at public hearings.

Attendee	Question	Dan Lobeck (Unverified)	4/7/2022 18:33	4/7/2022 22:33	648de86c-2f64-4185-9d74-5699be2ed32f	My questions are being marked "Private" and as such do not appear in the "Featured" questions. I tried to repost it that way but cannot (hence the one repeat question). Does it go public only when you choose it to answer? Thank you.
Attendee	Question	Kepler (Unverified)	4/7/2022 18:30	4/7/2022 22:30	77769279-6c3f-4a15-b1db-60c5a9e40b1b	Please elaborate on "incentivized community housing" - number of units, requirements for housing, etc.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:30	4/7/2022 22:30	5c50c29d-d42a-4c46-893a-2018405e077b	Because you don't live there, you brush this aside as previously done. This is not a question, but a sad fact.
Attendee	Question	William Zoller (Unverified)	4/7/2022 18:30	4/7/2022 22:30	6be0ddc1-2e94-4cb6-82f9-f8adc5024605	I cannot continue at this time, so I'd just like to say that I oppose this entire proposal. The best use for this property would be if the Conservation Foundation were able to acquire it and re-wild the entire parcel.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:30	4/7/2022 22:30	af1f3676-d078-424e-90c1-df329cc43b22	What about affordable housing? How long will it take for the sheriff, EMS and Fire get there and who will pay for added services

				ou have described various characteristics of this new Future Land Use Map category. Will they all be mandatory or are you simply expressing the present intent of the Lakewood Ranch developer? Example: "Housing will be made a available at a variety of price points." What policy if any is proposed. Will anything be required for truly affordable housing, and if so what, or are we talking about so-called "attainable housing" which is affordable to a family of 120% Area Median Income, that is earning well over \$100,000 a year? Again, please respond to the broader question as to whether everything you describe will be required in Comp Plan policies, and then as to my specific question on affordable housing. Thank you.	
				2aba1e87-b260-4fb5-8caa-756b5caf55e	
Attendee	Question	Dan Lobeck (Unverified)	4/7/2022 18:30	4/7/2022 22:30	0

Attendee	Question	Dan Lobeck (Unverified)	4/7/2022 18:29	4/7/2022 22:29	50c1d14d-98ed-4759-9504-45c6916d3453	Isn't this a scheme to not only get higher densities but also to be relieved from the public interest requirements of the Sarasota 2050 Plan, just one example being a professional analysis, peer-reviewed by a County expert, demonstrating that the development will be fiscally neutral?
Attendee	Question	Tom Matrullo (Unverified)	4/7/2022 18:28	4/7/2022 22:28	289457e3-a8dd-481a-b0dc-ca3be5da2253	Is there a figure you can provide that would express the total number of dwelling units in the entire Lakewood Ranch project - both in Manatee and in Sarasota counties? I..e. do you have a terminus ad quem, or do you intend to create more communities on open lands that are not now identified in known plans?
Attendee	Question	Susan Schoettle (Unverified)	4/7/2022 18:28	4/7/2022 22:28	dd5815e9-5753-4536-bfbc-0b989909b4c5	What do you plan to do on the open space area north of Bern Creek rural homesteads?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:28	4/7/2022 22:28	b41067c5-8ad4-42de-a831-67d56dc6070b	Are you building a wall around this community?



Attendee	Question	C. Bales (Unverified)	4/7/2022 18:27	4/7/2022 22:27	b	How many acres of the 3900 acres are deemed "developable" acres? If 50% is deemed OPEN SPACE and not developable, does that mean the developable acres are 1850 acres , and total units 3900? ie 2 X 1850 DEVELOPABLE ACRES
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:27	4/7/2022 22:27	de	promised 4 lanes to the end of Fruitville rd by 2010 has not been accomplished. Traffic, etc, are very concerning for those of us that live out east. Your requirement of traffic studies may fail as previously. stated. the situation is dangerous and irresponsible. what realistic care and promises will you do?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:27	4/7/2022 22:27	f	Will this developement affect the wastewater system off Bee Ridge Rd?

Attendee	Question	Anonymous (Unverified)	4/7/2022 18:27	4/7/2022 22:27	a7e881eb-9755-4554-b2e6-59c0ae90dc7a	How is this a smart growth effort? Will there be objective environmental impact studies? Who will pay for infrastructure? Please include accident and incident reports within 5 miles for last 5 years. Btw this was difficult to get into
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:26	4/7/2022 22:26	5b50790c-f3a8-43fd-ad1a-c860f7b7ea29	Bern Creek adheres to the 2050 master plan aren't we the friendly transition to hamlet already?
Attendee	Question	Dan Lobeck (Unverified)	4/7/2022 18:25	4/7/2022 22:25	fb796205-f3c8-4efd-982f-8b083fbc03fe	Is this the last proposal of the Lakewood Ranch developer to extend suburban sprawl further to the east, or is the door open to it pushing further in the years after this is approved? What, if any, is the limit? Verna Road? DeSoto County?
Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:24	4/7/2022 22:24	609fff7e-17ce-444a-aec7-deb7760a1992	Will Lakepark Phase 2 and Phase 3 change? The new higher density?
Attendee	Question	ron lambert (Unverified)	4/7/2022 18:24	4/7/2022 22:24	367a1fff-0fe4-4e29-8d10-490a4d7821c1	At least 2600

Attendee	Question	C. Bales (Unverified)	4/7/2022 18:23	4/7/2022 22:23	d72d0305-c73f-4621-b9f9-a4cf6daf00ce	Does this comp plan amendment limited to your 3900 acres, or does it change other rural lands.
Attendee	Question	R. N. Collins fruitville2050@gmail.com (Unverified)	4/7/2022 18:23	4/7/2022 22:23	5d	The on-screen Development Concept Plan boundaries differ from those shown on the development concept plan in the workshop notice documents - which boundaries are correct.
Attendee	Question	ron lambert (Unverified)	4/7/2022 18:23	4/7/2022 22:23	cd	What considerations are planned for the widening of Fruitville rd as this project will introduce 2600 new vehicles on that road. Thats providing for 2 cars per household.
Attendee	Announcement	R. N. Collins fruitville2050@gmail.com (Unverified)	4/7/2022 18:22	4/7/2022 22:22	bd	Cover letter states your proposed policy changes “will offer a more meaningful transition to the hamlet development to the east.” Can you elaborate on what you mean by a more meaningful transition?

Attendee	Question	C. Bales (Unverified)	4/7/2022 18:22	4/7/2022 22:22	f78fe5f3-5c52-447f-8428-6a9b0d86e9e8	Will the taxpayers be footing the bill to widen Fruitville Road to handle the traffic from your development? Or will the developer pay for road improvements to Fruitville Road.
Attendee	Question	Kepler (Unverified)	4/7/2022 18:21	4/7/2022 22:21	c80187d2-8dbf-4785-82f5-c00df0ca020f	This proposal does not match the existing home and land use in this area. Please elaborate on how this proposal supports the existing residents and land owners?
Attendee	Question	What happened to the audio? (Unverified)	4/7/2022 18:21	4/7/2022 22:21	ac906d28-7bd6-4394-a127-8f8e3c065d50	What happened to teh audio?
Attendee	Question	Glenn Compton (Unverified)	4/7/2022 18:21	4/7/2022 22:21	ba922f8b-32f1-4711-94d7-515e00ed2628	How will this project improve hurricane evacuation clearance times for existing Sarasota County residents?
Attendee	Announcement	Tom Matrullo (Unverified)	4/7/2022 18:20	4/7/2022 22:20	4dd230da-f81b-4033-a3fc-4b40d38b5ad9	What is the process by which the public and its elected officials will discuss, analyze, and approve or deny this new category added by the developer to the Comp Plan?

Attendee	Question	Becky Ayech (Unverified)	4/7/2022 18:19	4/7/2022 22:19	7f505600-86a5-4cf0-b816-76597e360447	so how can I submit more questions and receive answers?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:19	4/7/2022 22:19	32d0d624-47ff-49d0-bdc5-4c1cb524fe49	If this goes ahead, when will initial land clearing begin
Attendee	Question	Becky Ayech (Unverified)	4/7/2022 18:19	4/7/2022 22:19	7afb6af6-a5e4-4fb8-ab5e-98272840709c	This is the only opportunity to engage. The Planning and County Commissioners do not answer questions during the hearings.
Attendee	Question	C. Bales (Unverified)	4/7/2022 18:19	4/7/2022 22:19	1e033c4b-db5d-4813-ada7-147b1c8c8a58	Will you be providing a wildlife underpasses on the new road?

				<p>2050 defines Hamlets as a transition form of development intended to blend toward the more rural eastern area of the County.</p> <p>Why do you need a different type of transition form of development? Two units an acre does not blend with rural. It is urban sprawl. Bill Spaeth, retired Sarasota Planner identified Lake park Estates as urban sprawl. This is urban sprawl times 2. If adopted, this will become a creeping of urban density that will use the same reasoning for extending urban development throughout the Rural area identified on the Future Land Use Map (FLUM).</p> <p>Why can't the 1,000-acre development, Lake Park Estates remain with a density cap of 400 dwelling units on 1 unit per acre?</p> <p>Why don't you build up and not out?</p> <p>What amenities will be</p>
Attendee	Question	Becky Ayech (Unverified)	4/7/2022 18:17 4/7/2022 22:17 93	<p>df2284d6-6475-4d52-9d7f-d949ceed73</p>



				You have described various characteristics of this new Future Land Use Map category. Will they all be mandatory or are you simply expressing the present intent of the Lakewood Ranch developer? Example: "Housing will be made a available at a variety of price points." What policy if any is proposed. Will anything be required for truly affordable housing, and if so what, or are we talking about so-called "attainable housing" which is affordable to a family of 120% Area Median Income, that is earning well over \$100,000 a year? Again, please respond to the broader question as to whether everything you describe will be required in Comp Plan policies, and then as to my specific question on affordable housing. Thank you.	
Attendee	Question	Dan Lobeck (Unverified)	4/7/2022 18:17	4/7/2022 22:17	c

Attendee	Announcement	Kepler (Unverified)	4/7/2022 18:17	4/7/2022 22:17	c	4b3330c6-91cd-4ec5-98a4-f9256b40b4f	Please elaborate on the water run off studies that have been done to ensure that new homesites/development do not have a negative impact on existing home and land owners
Attendee	Question	Glenn Compton (Unverified)	4/7/2022 18:17	4/7/2022 22:17	c	7ddf9f6f-acdf-410e-af85-0fe6c417e7f	Please include ManaSota88@comcast.net in any future meeting notifications. We hold a conservation easement within the Southeast Project site and did not receive notice of this meeting.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:17	4/7/2022 22:17	e	1796d7b4-37e4-4faa-a023-f3ca20a4f9c	Do you plan to augment the water in the lakes shown? Will the lakes be lined to prevent lateral seepage and damage to surrounding areas?
Attendee	Question	Kepler (Unverified)	4/7/2022 18:17	4/7/2022 22:17	6f	a9a23e99-1807-4b22-b23b-9a5a377163	You mentioned commercial development... At what point do you expect to begin asking for exceptions to plans to allow for commercial development?

Attendee	Question	C. Bales (Unverified)	4/7/2022 18:17	4/7/2022 22:17	d9f89ca8-0dcd-4849-8be1-5c2fe78bb4f9	Because the comp plans calls for an interconnected trail system in the rural lands, will these trails be open to the general public and be available to the equestrians.
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:16	4/7/2022 22:16	0c3ac86f-7dd6-4e69-a6fe-f91e1d72e00b	What are the purple blobs on the map?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:16	4/7/2022 22:16	53128c8f-1579-4775-bc4e-5e0018a702d0	Please give me notice of all future hearings, meetings, etc. on this matter. Susan Schoettle spgumm@mailmt.com
Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:16	4/7/2022 22:16	dfdc675a-9fc6-4aa5-b01c-62863b13899e	There is a conservation easement south of Bern Creek. Is it going to change? Is there going to be a water pumping station on this easement?
Attendee	Question	Kepler (Unverified)	4/7/2022 18:16	4/7/2022 22:16	11fa556c-1f8a-4114-bbc3-8bb50db0c7eb	What are the plans for street lights in the proposed neighborhoods?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:16	4/7/2022 22:16	7102a162-999c-4f44-9a86-5b7aefd51bf	I am opposed to any increase in density.

Attendee	Announcement	Jan Meissner (Unverified)	4/7/2022 18:15	4/7/2022 22:15	e2b8e248-6ab9-4ffe-a7d2-ed884ccaf639	Just confirming, the purple road indicated is Bournside continuation?
						Roadway Character requires open vistas and protect the integrity of the rural character of Fruitville Road/SR 780 east of Dog Kennel Road, now called Lorraine Road. How will you accomplish this? Already, Lake Park Estates has not protected the rural character of Fruitville Road. Will construction continue at Lake Park Estates and go west or will Lakewood Ranch build east or both? What is the build out date? Is Lakewood Ranch currently at build out density? While the western boundary is urban, the proposed area of change, 3,900 acres, is surrounded by rural lands that may currently have livestock. How will you mitigate the construction noises such as continual diesel engines on large equipment and the backup beepers that will most likely startle the livestock? I believe there is already such a problem
Attendee	Question	Becky Ayech (Unverified)	4/7/2022 18:15	4/7/2022 22:15	d4d08a50-0517-472d-930c-9d93053103d0	

Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:15	4/7/2022 22:15	9abc4595-4d8a-4149-a7ec-adba5d6e6233	How is the 570 acre conservation easement north of Bern Creek (from FPL settlement) being handled?
Attendee	Question	C. Bales (Unverified)	4/7/2022 18:14	4/7/2022 22:14	8bfb239b-721b-474e-8c82-2c330963b49a	For the record I am OPPOSED to this density increase.
Attendee	Question	Kepler (Unverified)	4/7/2022 18:14	4/7/2022 22:14	63b4e7f9-0435-44df-8d9d-00dc818e92b0	Please elaborate on any traffic studies that have been done. Fruitville Rd. is extremely congested as is and cannot accommodate the growth you are proposing.
Attendee	Announcement	R. N. Collins fruitville2050@gmail.com (Unverified)	4/7/2022 18:14	4/7/2022 22:14	ac4e18af-1f91-4a71-afaa-97cb83350474	Why is there a large undeveloped area just north of Bern Creek depicted on the Development Concept Plan?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:14	4/7/2022 22:14	93b9368c-519f-4c53-9e0c-d7fb0d7ffc45	Bern Creek is very wet area during the rainy season, how do you plan to mitigate your water run off?

Attendee	Question	Lourdes Ramirez (Unverified)	4/7/2022 18:14	4/7/2022 22:14	3e6760bc-f212-47f6-9f1f-092885cfe456	This is not much of a public workshop if the moderator approves the question. A true public workshop would post all of the questions publicly so we can all read what is being asked. Instead it seems to be more of a public sales job.
Attendee	Question	R. N. Collins fruitville2050@gmail.com (Unverified)	4/7/2022 18:14	4/7/2022 22:14	bab73a17-ff7b-43bf-aa6c-faef27188dc	Comment: I oppose the proposed countryside line move and the expansion of Village RMA into the areas currently designated as Hamlet
Attendee	Question	R. N. Collins fruitville2050@gmail.com (Unverified)	4/7/2022 18:13	4/7/2022 22:13	814908be-26e9-4317-9fe8-bbf439ab00ce	When do you anticipate submitting applications?
Attendee	Question	Mike HJutchinson (Unverified)	4/7/2022 18:13	4/7/2022 22:13	8badb999-8c71-4ef1-92e1-196c97cf6f55	What is happening to to Lakepark Estates that was previously approved and construction started in January 2022?
Attendee	Question	R. N. Collins fruitville2050@gmail.com (Unverified)	4/7/2022 18:13	4/7/2022 22:13	fc517f73-84d1-4178-975b-32b64962fcff	Cover letter states your proposed policy changes "will offer a more meaningful transition to the hamlet development to the east." Can you elaborate on what you mean by a more meaningful transition?



Attendee	Question	R. N. Collins fruitville2050@gmail.com (Unverified)	4/7/2022 18:13	4/7/2022 22:13	560c9b1e-caef-4b09-b556-e9477251e119	The Development Concept Plan Legend says purple is ROW are the 9 purple spots shown on the Development Concept Plan ROW?
Attendee	Question	Tom Matrullo (Unverified)	4/7/2022 18:13	4/7/2022 22:13	befb997d-ba4f-4675-a6ae-360f3685054a	What is the process by which the public and its elected officials will discuss, analyze, and approve or deny this new category added by the developer to the Comp Plan?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:13	4/7/2022 22:13	ba00dd64-cb7c-47f3-8051-8c3ee35c598f	Who is the developer of this community? What is the estimated price range of the homes? Will all the development be single family homes?
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:13	4/7/2022 22:13	2e4919f8-68fc-4e76-999a-e0fbf4ffa839	What can the local resident do to keep growth to a minimum? Thank you
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:12	4/7/2022 22:12	b62748d0-4850-4856-87b9-68bc6795138e	Will this mean that University will get extended East to meet I 70
Attendee	Question	Anonymous (Unverified)	4/7/2022 18:12	4/7/2022 22:12	d7645cbf-70fa-4c11-9b25-c380c6aead23	What are the plans for adding lanes on University? Will there be a light on Bourneside?

# SECTION 5:

# TRANSPORTATION

# **Lakewood Ranch SE**

## **Comprehensive Plan Amendment Transportation Impact Analysis**



Prepared for:  
LWR Communities, LLC  
14400 Covenant Way  
Sarasota, Florida 34240

Prepared by:  
Stantec Consulting Services Inc.  
6920 Professional Parkway East  
Lakewood Ranch, Florida 34202

**April 2022**

# **Lakewood Ranch SE Comprehensive Plan Amendment Transportation Impact Analysis**

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## Professional Engineer's Certification

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

**PROJECT:**

Lakewood Ranch SE  
Comprehensive Plan Amendment  
Transportation Impact Analysis  
215616736

**LOCATION:**

East of Lorraine Road between University Parkway and  
Fruitville Road in Sarasota County, Florida

This document titled Lakewood Ranch SE Comprehensive Plan Amendment Transportation Impact Analysis was prepared by Stantec Consulting Services Inc. for the account of LWR Communities, LLC. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:



Digitally signed  
by Matthew  
Crim  
Date:  
2022.04.29  
13:21:56 -04'00'



## Introduction

The purpose of this study is to determine the transportation impacts of the proposed Lakewood Ranch SE Comprehensive Plan Amendment (CPA). The proposed CPA will amend Chapter 8 of the Sarasota County Comprehensive Plan to create a new Resource Management Area (RMA) called Village Transition Zone (VTZ). The amendment also proposes to modify the RMA for 4,120 acres from Hamlet to the new VTZ RMA. The proposed development is located east of Lorraine Road between University Parkway and Fruitville Road. The project location is shown in **Figure 1** and the maximum development intensities allowed under the existing and proposed RMA are shown in **Table 1**.

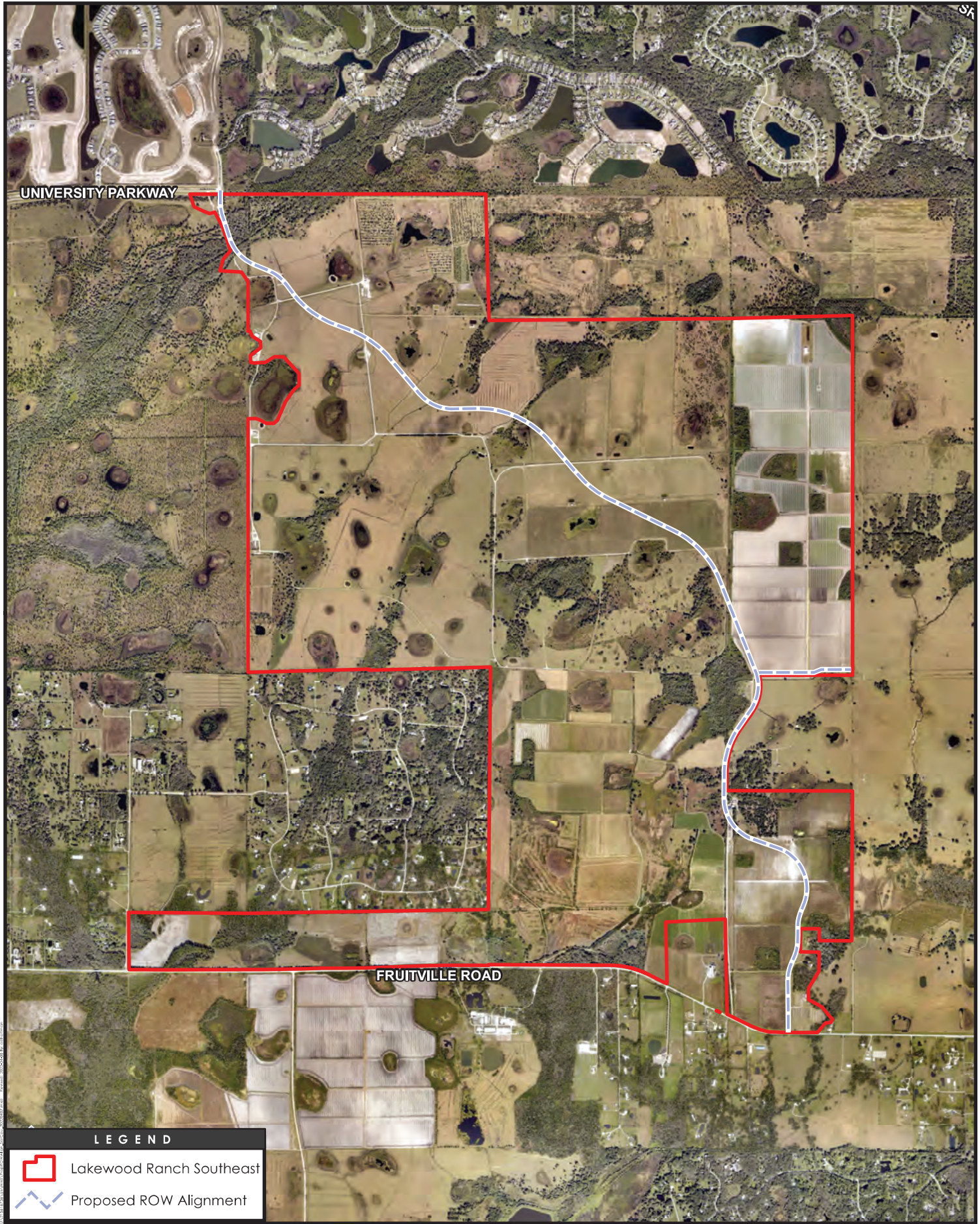
**Table 1: Existing and Proposed Maximum Development**

Scenario	Land Use Designation	Maximum Density	Development Size	
			Acres	Maximum Development
Existing	Hamlet RMA	60% open space at a maximum of 1 du / developed area	4,120	1,648 du
		10,000 square feet per Hamlet		50,000 sf
Proposed	Village Transition Zone RMA	1 du / gross area <sup>1</sup>	4,120	5,000 du

*1. This represents the base density. With anticipated bonus provisions, it is anticipated that a maximum of 5,000 dwelling units may be constructed.*

Unlike a rezoning or site plan application, a Comprehensive Plan Amendment application generally does not include a build-out horizon year since at the time of application such a year is typically unknown. In order to evaluate the application beyond the current conditions, future short-term and long-range analysis periods were evaluated. A five-year short-term analysis for the year 2027 and a long-range analysis for the horizon year of 2045 were conducted. Prior to undertaking the study, a methodology statement was submitted to Sarasota County. A copy of the methodology is attached in **Appendix A**.





Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Notes:

1. Coordinate System: NAD 1983 StatePlane Florida West NPS 0902 Feet
2. Source data: Sarasota County GIS, Stantec
3. Imagery: Sarasota County Aerial (2017)

**Figure 1: Project Location**  
 Lakewood Ranch Southeast  
 April 2022

Stantec Consulting Services Inc.  
 6900 Professional Pkwy E.  
 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6910

0 1,000 2,000  
 Feet

N

Prepared by: A.A.H. 04/08/22  
 Technical Review by: X.X.X. MM/00/YY  
 Independent Review by: X.X.X. MM/00/YY



## Trip Generation

Traffic volumes generated by the land use change were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 11<sup>th</sup> Edition (2021)*. Land Use Code (LUC) 270 (Residential Planned Unit Development), LUC 710 (General Office Building), and LUC 822 (Strip Retail Plaza (<40k)) were used to estimate the existing and proposed Future Land Use Category's trip generation potential.

### 2027 SHORT-TERM ANALYSIS

The short-term analysis evaluates the anticipated development intensity expected to occur over the five-year short-term planning horizon. It was assumed that 300 dwelling units per year will be constructed over the five-year period. Because the land is vacant, no trip generation from the existing land use was assumed. **Table 2** shows the short-term PM peak-hour trip generation.

**Table 2: Short-Term PM Peak-Hour Trip Generation**

ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Residential Planned Unit Development - 270	Per Unit	1,500	$\ln(T) = 0.97\ln(x) - 0.14$	65%	35%	1,047	681	366

### 2045 LONG-RANGE ANALYSIS

The long-range analysis evaluates a reasonable estimate of the most intense land use program under existing and proposed future land use categories to determine the impact of the land-use change. Given that this is a CPA analysis and there is no associated development plan, no internal or pass-by capture were assumed. **Table 3** shows the net change in PM peak-hour trip generation.

**Table 3: Long-Range PM Peak-Hour Trip Generation**

Scenario	ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	PM Peak Total Trips		
							Total	Enter	Exit
Existing Land Use	Residential Planned Unit Development - 270	Per Unit	1,648	$\ln(T) = 0.97\ln(x) - 0.14$	65%	35%	1,147	746	401
	General Office Building - 710	Per ksf	12,500	$\ln(T) = 0.83\ln(x) + 1.29$	17%	83%	30	5	25
	Strip Retail Plaza (<40k) - 822	Per ksf	37,500	$\ln(T) = 0.71\ln(x) + 2.72$	50%	50%	199	100	99
	Total						1,376	851	525
Proposed Land Use	Residential Planned Unit Development - 270	Per Unit	5,000	$\ln(T) = 0.97\ln(x) - 0.14$	65%	35%	3,367	2,189	1,178
NET CHANGE							1,991	1,338	653

## Amendment Traffic Distribution

Traffic generated by the proposed amendment was distributed and assigned to the adjacent roadway network using the current version of the FDOT D1 Districtwide Regional Planning Model (DIRPM) 2045 Cost Feasible network. Transportation analysis zone (TAZ) 5714 was added to represent the Lakewood Ranch SE development. Other network edits include the four-lane widening of Fruitville Road from Sarasota Center Boulevard to Lorraine Road and the addition of Sarasota County's Future Thoroughfare Roadways not currently in the model. The added thoroughfare roads include:

- Bourneside Boulevard/North-South Roadway B from University Parkway to Lorraine Road
- The Bee Ridge Extension from Lorraine Road to North-South Roadway B
- East-West Roadway B from Bourneside Boulevard to Verna Road

In addition, the socioeconomic (SE) data for Hi-Hat Ranch, which incorporates all/parts of TAZ 5537, TAZ 5692, and TAZ 5693, were reviewed. Hi-Hat Ranch is approved for 13,081 dwelling units, 300,000 square feet of commercial, and 150,000 square feet of office. **Table 4** shows the 2015 SE data and **Table 5** shows the 2045 SE data in TAZs 5537, 5692, and 5693.

**Table 4: 2015 Socioeconomic Data**

ZONE	SFDU	MFDU	RESDHLD	IND EMP	COMM EMP	SERV EMP	TOT EMP
5537	364	72	436	41	27	53	121
5692	13	3	16	0	3	16	19
5693	0	0	0	0	0	0	0
<b>Total</b>	<b>377</b>	<b>75</b>	<b>452</b>	<b>41</b>	<b>30</b>	<b>69</b>	<b>231</b>

**Table 5: 2045 Socioeconomic Data**

ZONE	SFDU	MFDU	RESDHLD	IND EMP	COMM EMP	SERV EMP	TOT EMP
5537	2979	1510	4489	338	176	53	567
5692	1756	962	2718	324	219	16	559
5693	3051	1678	4729	297	149	0	446
<b>Total</b>	<b>7786</b>	<b>4150</b>	<b>11936</b>	<b>959</b>	<b>544</b>	<b>69</b>	<b>1572</b>

As shown in **Table 4** and **Table 5**, the 2045 SE data underestimates the approved residential units, commercial employees, and service employees while overestimating the number of industrial employees. The 2045 SE data was adjusted to incorporate the Hi-Hat Ranch approvals. The Hi-Hat Ranch SE data was added on top of the 2015 SE data in TAZ 5537 in which Hi-Hat Ranch only incorporates a portion of the TAZ. The resulting modified SE data is shown in **Table 6**.

**Table 6: Modified 2045 Socioeconomic Data**

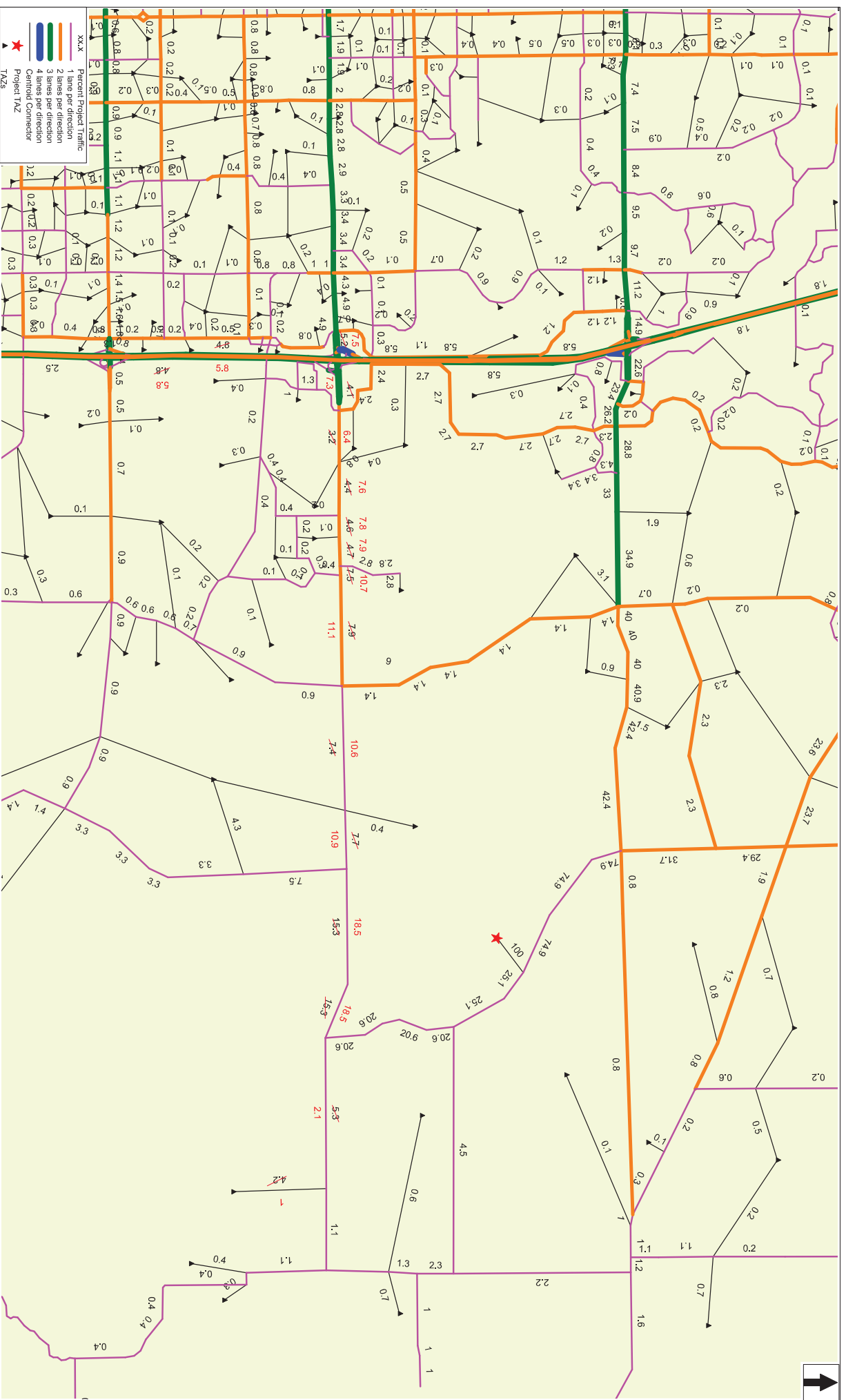
ZONE	SFDU	MFDU	RESHHLD	IND EMP	COMM EMP	SERV EMP	TOT EMP
5537	2979	1510	4489	41	27	53	121
5692	1756	962	2718	0	300 <sup>1</sup>	300 <sup>2</sup>	600
5693	4632	1678	6310	0	300 <sup>1</sup>	300 <sup>2</sup>	600
<b>Total</b>	<b>9367</b>	<b>4150</b>	<b>13517</b>	<b>41</b>	<b>627</b>	<b>653</b>	<b>1321</b>

1. Assumed 1 employee per 500 square feet.

2. Assumed 1 employee per 250 square feet.

00 = Updated SE Data

The project traffic distribution is shown in **Figure 2**. A manual adjustment was made to reduce the amount of traffic interacting with TAZ 5539, located east of the project on the south of Fruitville Road, from 4.2% to 1%. The 3.2% of traffic interacting with that TAZ was redistributed to the west on Fruitville Road to interact with areas west of I-75 (2.2%) and south on I-75 (1%). Once the distribution was determined, project traffic was assigned to all functionally classified roadways listed in Sarasota County's *Generalized LOS Analysis Tables*.



**Figure 2: Project Traffic Distribution  
2045 Cost Feasible Network**



## Study Area

The study area consists of regulated roadway segments for which the net change in traffic is expected to consume at least 5% of the peak-hour level-of-service standard. Maximum peak-hour service volumes were obtained from Sarasota County's *Generalized LOS Analysis Tables*. For University Parkway, which is not included in Sarasota County's *Generalized LOS Analysis Tables*, FDOT's *Generalized Service Volume Tables* were used. The results of the study area determination are provided in **Table 7** and demonstrate that 11 segments meet the significance threshold criteria.

**Table 7: Study Area Determination**

Road Name and Segment	Adopted LOS			Percent Project Traffic	Net New Traffic		Significant Impact? ( >5%)	Short-Term Project Traffic
	LOS Standard	Number of Lanes	Service Volume		Net New Trips	% Impact		
Bee Ridge Road								
Bent Tree Blvd to Lorraine Rd	D	2	1,440	0.9%	18	1.3%	No	
Lorraine Rd to N-S Rdwy B	D	2	1,440	0.9%	18	1.3%	No	
East-West Roadway B								
Bourneside Blvd to Verna Rd	C	2	1,560	4.5%	90	5.7%	Yes	47
Fruitville Road								
Tatum Rd to Sarasota Center Blvd	C	4	3,249	7.9%	157	4.8%	No	
Sarasota Center Blvd to Lorraine Rd	C	2	1,360	10.9%	217	16.0%	Yes	114
Lorraine Rd to N-S Rdwy B	C	2	1,560	10.8%	215	13.8%	Yes	113
N-S Rdwy B to Bourneside Blvd	C	2	1,560	18.5%	369	23.7%	Yes	194
Bourneside Blvd to Verna Rd	C	2	1,560	1.6%	32	2.1%	No	
I-75								
University Ave to Fruitville Rd	D	6	11,860	5.8%	116	1.0%	No	
Lakewood Ranch Boulevard								
University Pkwy to Professional Pkwy	D	4	3,401	2.5%	50	1.5%	No	
Lorraine Road								
University Ave to Fruitville Rd	C	4	3,249	1.4%	28	0.9%	No	
Fruitville Rd to Palmer Blvd	C	4	3,249	0.9%	18	0.6%	No	
Palmer Blvd to Bee Ridge Rd	D	2	1,200	0.7%	14	1.2%	No	
North-South Roadway B (Bourneside Blvd)								
University Pkwy to Fruitville Rd	C	2	1,510	74.9%	1,493	98.9%	Yes	784
Fruitville Rd to Bee Ridge Rd	C	2	1,510	5.4%	108	7.2%	Yes	57
Bee Ridge Rd to Clark Rd	C	2	1,510	1.4%	28	1.9%	No	
University Parkway								
Cooper Creek Blvd to I-75	D	8	7,570	14.9%	297	3.9%	No	
I-75 to Lake Osprey Dr	D	8	7,570	22.6%	450	5.9%	Yes	237
Lake Osprey Dr to Town Center Pkwy	D	6	5,120	23.4%	466	9.1%	Yes	245
Town Center Pkwy to Lakewood Ranch Blvd	D	6	5,120	26.2%	522	10.2%	Yes	274
Lakewood Ranch Blvd to Lorraine Rd	D	4	3,400	31.9%	636	18.7%	Yes	334
Lorraine Rd to Bourneside Blvd	D	2	1,600	41.2%	821	51.3%	Yes	431
Bourneside Blvd to County Line	D	2	1,600	0.8%	16	1.0%	No	
Verna Road/Myakka State Park Road								
County Line to E-W Rdwy B	C	2	1,560	2.2%	44	2.8%	No	
E-W Rdwy B to Fruitville Rd	C	2	1,560	1.2%	24	1.5%	No	
Fruitville Rd to Clark Rd	C	2	1,560	1.1%	22	1.4%	No	

## Existing Traffic Conditions

Existing PM peak-hour volumes within the study area were obtained from Sarasota County's 2020 *Generalized LOS Analysis Tables*. For University Parkway, which is not listed in Sarasota County's 2020 *Generalized LOS Analysis Tables*, those volumes were obtained by multiplying the average annual daily traffic (AADT) from FDOT's Florida Traffic Online by the K factors used in Sarasota County's *Generalized LOS Analysis Tables*. For the segment of University Parkway from Lorraine Road to Bourneside Boulevard, where no AADT data is available, PM peak-hour volumes collected at the University Parkway/Lorraine Road and University Parkway/Lake Club Boulevard intersections in March 2022 were used. The FDOT Florida Traffic Online and University Parkway/Lorraine Road and University Parkway/Lake Club Boulevard intersection count data is provided in **Appendix B**. A review of the existing conditions indicates that all study area roadway segments, with the exception of Fruitville Road from Sarasota Center Boulevard to Lorraine Road, are currently operating within Sarasota County's adopted level-of-service standards. **Table 8** summarizes the existing PM peak-hour operating conditions.

**Table 8: Existing Traffic PM Peak-Hour Operating Conditions**

Road Name and Segment	Adopted LOS			2020 Existing Traffic	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume		
East-West Roadway B					
Bourneside Blvd to Verna Rd	C	2	1,560	0	No
Fruitville Road					
Sarasota Center Blvd to Lorraine Rd	C	2	1,360	1,680	Yes
Lorraine Rd to N-S Rdwy B	C	2	1,560	608	No
N-S Rdwy B to Bourneside Blvd	C	2	1,560	608	No
North-South Roadway B (Bourneside Blvd)					
University Pkwy to Fruitville Rd	C	2	1,510	0	No
Fruitville Rd to Bee Ridge Rd	C	2	1,510	0	No
University Parkway					
I-75 to Lake Osprey Dr	D	8	7,570	3,230	No
Lake Osprey Dr to Town Center Pkwy	D	6	5,120	3,230	No
Town Center Pkwy to Lakewood Ranch Blvd	D	6	5,120	3,230	No
Lakewood Ranch Blvd to Lorraine Rd	D	4	3,400	2,112	No
Lorraine Rd to Bourneside Blvd	D	2	1,600	367 <sup>1</sup>	No

1. 2022 volume

## Future Traffic Conditions

Unlike a rezoning or site plan application, a Comprehensive Plan Amendment application generally does not include a build-out horizon year since at the time of application such a year is typically unknown. In order to evaluate the application beyond the current conditions, future short-term and long-range analysis periods were evaluated. A five-year short-term analysis for the year 2027 and a long-range analysis for the horizon year of 2045 were conducted.

### 2027 SHORT-TERM ANALYSIS

A short-term analysis was performed for the year 2027. The short-term analysis traffic volumes consist of the existing traffic plus a background growth rate. Historical 5-year growth rates were calculated in the study area and are shown in **Table 9**. Based on the historical growth rates, a 3.0% annual growth rate was used to grow the existing traffic volumes. For East-West Roadway B and North-South Roadway B, which are not constructed yet, the background traffic volume was assumed to be 10% of the maximum service volume.

**Table 9: Historical Growth Rates**

Road Name and Segment	2015 AADT	2020 AADT	5-Year Growth Rate
<b>Fruitville Road</b>			
Sarasota Center Blvd to Lorraine Rd	7,858	16,154	21.1%
Lorraine Rd to Verna Rd	6,758	5,523	-3.7%
<b>University Parkway</b>			
I-75 to Lakewood Ranch Blvd	34,000	34,000	0.0%
Lakewood Ranch Blvd to Lorraine Rd	18,000	20,500	2.8%
<b>TOTAL</b>	<b>66,616</b>	<b>76,177</b>	<b>2.9%</b>

The 2027 short-term background traffic analysis indicates, that like the existing conditions, all roadway segments in the study area will continue to operate within Sarasota County's adopted level-of-service standards except for the segment of Fruitville Road from Sarasota Center Boulevard to Lorraine Road. **Table 10** summarizes the 2027 short-term background traffic PM peak-hour operating conditions. It should be noted that the failing segment of Fruitville Road from Sarasota Center Boulevard to Lorraine Road is currently under design to be widened to a four-lane divided facility.

**Table 10: 2027 Background Traffic PM Peak-Hour Operating Conditions**

Road Name and Segment	Adopted LOS			Exisiting Traffic	Bkgd Growth	2027 Bkgd Traffic	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume				
East-West Roadway B							
Bourneside Blvd to Verna Rd	C	2	1,560	0	156	156	No
Fruitville Road							
Sarasota Center Blvd to Lorraine Rd	C	2	1,360	1,680	353	2,033	Yes
Lorraine Rd to N-S Rdwy B	C	2	1,560	608	128	736	No
N-S Rdwy B to Bourneside Blvd	C	2	1,560	608	128	736	No
North-South Roadway B (Bourneside Blvd)							
University Pkwy to Fruitville Rd	C	2	1,510	0	151	151	No
Fruitville Rd to Bee Ridge Rd	C	2	1,510	0	151	151	No
University Parkway							
I-75 to Lake Osprey Dr	D	8	7,570	3,230	678	3,908	No
Lake Osprey Dr to Town Center Pkwy	D	6	5,120	3,230	678	3,908	No
Town Center Pkwy to Lakewood Ranch Blvd	D	6	5,120	3,230	678	3,908	No
Lakewood Ranch Blvd to Lorraine Rd	D	4	3,400	2,112	444	2,556	No
Lorraine Rd to Bourneside Blvd	D	2	1,600	367	55	422	No

The anticipated development intensity expected to occur over the five-year short-term planning horizon was added to the background traffic conditions. The 2027 short-term total traffic analysis indicates that, like the 2027 background conditions, all roadway segments in the study area will continue to operate within Sarasota County's adopted level-of-service standards except for the segment of Fruitville Road from Sarasota Center Boulevard to Lorraine Road. **Table 11** summarizes the 2027 short-term total traffic PM peak-hour operating conditions. The addition of the proposed amendment's traffic will not create any additional deficiencies.

**Table 11: 2027 Total Traffic PM Peak-Hour Operating Conditions**

Road Name and Segment	Adopted LOS			2027 Bkgd Traffic	5-YR Project Traffic	2027 Total Traffic	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume				
East-West Roadway B							
Bourneside Blvd to Verna Rd	C	2	1,560	156	47	203	No
Fruitville Road							
Sarasota Center Blvd to Lorraine Rd	C	2	1,360	2,033	114	2,147	Yes
Lorraine Rd to N-S Rdwy B	C	2	1,560	736	113	849	No
N-S Rdwy B to Bourneside Blvd	C	2	1,560	736	194	930	No
North-South Roadway B (Bourneside Blvd)							
University Pkwy to Fruitville Rd	C	2	1,510	151	784	935	No
Fruitville Rd to Bee Ridge Rd	C	2	1,510	151	57	208	No
University Parkway							
I-75 to Lake Osprey Dr	D	8	7,570	3,908	237	4,145	No
Lake Osprey Dr to Town Center Pkwy	D	6	5,120	3,908	245	4,153	No
Town Center Pkwy to Lakewood Ranch Blvd	D	6	5,120	3,908	274	4,182	No
Lakewood Ranch Blvd to Lorraine Rd	D	4	3,400	2,556	334	2,890	No
Lorraine Rd to Bourneside Blvd	D	2	1,600	422	431	853	No

## 2045 LONG-RANGE ANALYSIS

A long-range analysis was performed for the year 2045. For the 2045 long-range analysis, the four-lane widening of Fruitville Road from Sarasota Center Boulevard to Lorraine Road currently under design was assumed to be in place. The long-range analysis used the AADT volumes produced by the D1RPM Cost Feasible network. The AADT was then converted to a peak-hour volume consistent with the K factors Sarasota County uses in their *Generalized LOS Analysis Tables*. The D1RPM Cost Feasible network AADT volume plots are attached in **Appendix C**.

The 2045 peak-hour volumes were checked to ensure that they represented, at a minimum, a one percent annual growth rate from the existing traffic conditions. For East-West Roadway B and North-South Roadway B, the one percent annual growth was based on the 2027 background traffic volumes that were estimated to be 10% of the maximum service volume.

The 2045 long-range background traffic analysis indicates that all roadway segments in the study area will continue to operate within Sarasota County's adopted level-of-service standards except for the segments of Fruitville Road from Lorraine Road to North-South Roadway B and University Parkway from Lakewood Ranch Boulevard to Lorraine Road. **Table 12** summarizes the 2045 long-range background traffic PM peak-hour operating conditions. The deficient roadway segment on Fruitville Road will need to be widened to four lanes and the deficient roadway segment on University Parkway will need to be widened to six lanes.

Table 12: 2045 Background Traffic Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS			Sarasota County Volumes			DIRPM Volumes			2045 Peak-Hour Volume	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume	Base Peak-Hour	1% Annual Growth	2045 Peak-Hour	2045 AADT	Peak-Hour Factor	2045 Peak-Hour		
East-West Roadway B											
Bourneside Blvd to Verna Rd	C	2	1,560	156	28	184	500	0.111	56	184	No
Fruitville Road											
Sarasota Center Blvd to Lorraine Rd	C	4	3,249	1,680	420	2,100	25,500	0.098	2,499	2,499	No
Lorraine Rd to N-S Rdwy B	C	2	1,560	608	152	760	18,700	0.103	1,926	1,926	Yes
N-S Rdwy B to Bourneside Blvd	C	2	1,560	608	152	760	8,300	0.109	905	905	No
North-South Roadway B (Bourneside Blvd)											
University Pkwy to Fruitville Rd	C	2	1,510	151	27	178	2,200	0.111	244	244	No
Fruitville Rd to Bee Ridge Rd	C	2	1,510	151	27	178	2,900	0.111	322	322	No
University Parkway											
I-75 to Lake Osprey Dr	D	8	7,570	3,230	808	4,038	81,200	0.083	6,740	6,740	No
Lake Osprey Dr to Town Center Pkwy	D	6	5,120	3,230	808	4,038	34,800	0.095	3,306	4,038	No
Town Center Pkwy to Lakewood Ranch Blvd	D	6	5,120	3,230	808	4,038	41,000	0.090	3,690	4,038	No
Lakewood Ranch Blvd to Lorraine Rd	D	4	3,400	2,112	528	2,640	38,400	0.091	3,494	3,494	Yes
Lorraine Rd to Bourneside Blvd	D	2	1,600	367	84	451	5,100	0.110	561	561	No



The net change in traffic from the CPA was added to the background traffic conditions in 2045. The 2045 long-range total traffic analysis indicates that the net change in traffic from the CPA will create one additional deficiency beyond what was identified in the background traffic analysis. **Table 13** summarizes the 2045 long-range total traffic PM peak-hour operating conditions. North-South Roadway B from University Parkway to Fruitville Road will need to be widened from two to four lanes.

**Table 13: 2045 Total Traffic PM Peak-Hour Operating Conditions**

Road Name and Segment	Adopted LOS			2045 Peak-Hour Bkgd Traffic	Net Change in CPA Traffic	2045 Total Traffic	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume				
East-West Roadway B							
Bourneside Blvd to Verna Rd	C	2	1,560	184	90	274	No
Fruitville Road							
Sarasota Center Blvd to Lorraine Rd	C	4	3,249	2,499	217	2,716	No
Lorraine Rd to N-S Rdwy B	C	2	1,560	1,926	215	2,141	Yes
N-S Rdwy B to Bourneside Blvd	C	2	1,560	905	368	1,273	No
North-South Roadway B (Bourneside Blvd)							
University Pkwy to Fruitville Rd	C	2	1,510	244	1,491	1,735	Yes
Fruitville Rd to Bee Ridge Rd	C	2	1,510	322	108	430	No
University Parkway							
I-75 to Lake Osprey Dr	D	8	7,570	6,740	450	7,190	No
Lake Osprey Dr to Town Center Pkwy	D	6	5,120	4,038	466	4,504	No
Town Center Pkwy to Lakewood Ranch Blvd	D	6	5,120	4,038	522	4,560	No
Lakewood Ranch Blvd to Lorraine Rd	D	4	3,400	3,494	635	4,129	Yes
Lorraine Rd to Bourneside Blvd	D	2	1,600	561	820	1,381	No

## Conclusion

The applicant proposes to amend Chapter 8 of the Sarasota County Comprehensive Plan to create a new Resource Management Area (RMA) called Village Transition Zone (VTZ). The amendment also proposes to modify the RMA for 4,120 acres from Hamlet to the new VTZ RMA. The proposed land use change will result in a net increase of 1,991 PM peak-hour two-way trip ends.

As the capacity analysis documented in this report demonstrates, Fruitville Road from Sarasota Center Boulevard to Lorraine Road is currently over capacity and will continue to be over capacity through the five-year short term planning horizon. The addition of the proposed amendment's traffic will not create any additional deficiencies within the five-year short-term planning horizon. The failing segment of Fruitville Road from Sarasota Center Boulevard to Lorraine Road is currently under design to be widened to a four-lane divided facility which will correct the deficiency.

By the 2045 long-range planning horizon, the background traffic requires Fruitville Road from Lorraine Road to North-South Roadway B to be widened from two to four lanes and University Parkway from Lakewood Ranch Boulevard to Lorraine Road to be widened from four to six lanes. The addition of the proposed amendment's traffic creates one additional deficiency - the widening of North-South Roadway B from University Parkway to Fruitville Road from two to four lanes. Appropriate transportation mitigation shall be addressed as part of the DOCC analysis and/or at the development order stage when detailed development and phasing plans are created.

## **APPENDIX A**

### **METHODOLOGY STATEMENT**



Stantec Consulting Services Inc.  
6920 Professional Parkway East  
Sarasota FL 34240-8414  
Tel: (941) 907-6900  
Fax: (941) 907-6910

April 28, 2022

Paula Wiggins, P.E.  
Manager, Transportation Planning  
Sarasota County Mobility  
1001 Sarasota Center Boulevard  
Sarasota, Florida 34240

Via email: [pwiggins@scgov.net](mailto:pwiggins@scgov.net)

**Reference: Lakewood Ranch SE Comprehensive Plan Amendment  
Transportation Methodology Statement**

Dear Ms. Wiggins

This letter serves to summarize the Transportation Methodology for the subject project for your approval. The proposed Comprehensive Plan Amendment (CPA) will amend Chapter 8 of the Comprehensive Plan to create a new Resource Management Area (RMA) called Village Transition Zone (VTZ). The amendment also proposes to modify the RMA for 4,111 acres from Hamlet to the new VTZ RMA. The proposed development is located east of Lorraine Road between University Parkway and Fruitville Road. The boundary for the CPA is attached. **Table 1** shows the maximum development intensities allowed under the existing and proposed RMA.

**Table 1: Maximum Development**

Scenario	Land Use Designation	Maximum Density	Development Size	
			Acres	Maximum Development
Existing	Hamlet RMA	60% open space at a maximum of 1 du / developed area	4,111	1,644 du
		10,000 square feet per Hamlet		50,000 sf
Proposed	Village Transition Zone RMA	50% open space at a maximum of 2 du / developed area <sup>1</sup>	4,111	5,000 du

*1. This represents the base density. With anticipated bonus provisions, it is anticipated that a maximum of 5,000 dwelling units may be constructed.*

The Comprehensive Plan Amendment analysis will evaluate the short-term (5-year) and long range (2045) planning horizons for the net change in development potential. The following is a summary of the methodology.

**Trip Generation**

The transportation analysis will be based on the PM peak-hour time periods. Traffic volumes generated by the project will be estimated using the Institute of Transportation Engineers (ITE),



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**Reference: Lakewood Ranch SE Comprehensive Plan Amendment  
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*Trip Generation – the 11<sup>th</sup> Edition (2021)*. Land Use Code (LUC) 270 (Residential Planned Unit Development), LUC 710 (General Office Building), and LUC 822 (Strip Retail Plaza (<40k)) will be used to estimate the trip generation potential.

**Short-Term Analysis**

The short-term analysis will evaluate the anticipated development intensity expected to occur over the five-year short-term planning horizon. It is assumed that 300 units per year will be constructed over the five-year period. **Table 2** shows the short-term PM peak-hour trip generation.

**Table 2: Short-Term PM Peak-Hour Trip Generation**

ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Residential Planned Unit Development - 270	Per Unit	1,500	$\ln(T) = 0.97\ln(x) - 0.14$	65%	35%	1,047	681	366

**Long-Range Analysis**

The long-range analysis will evaluate the net change in maximum development potential between the existing and proposed future land use categories. The estimated net change in PM peak-hour trip generation is 1,993 vehicles per hour (vph). The net change PM peak-hour trip generation is shown in **Table 3**.

**Table 3: Net Change in PM Peak-Hour Trip Generation**

Scenario	ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	PM Peak Total Trips		
							Total	Enter	Exit
Existing Land Use	Residential Planned Unit Development - 270	Per Unit	1,644	$\ln(T) = 0.97\ln(x) - 0.14$	65%	35%	1,145	744	401
	General Office Building - 710	Per ksf	12,500	$\ln(T) = 0.83\ln(x) + 1.29$	17%	83%	30	5	25
	Strip Retail Plaza (<40k) - 822	Per ksf	37,500	$\ln(T) = 0.71\ln(x) + 2.72$	50%	50%	199	100	99
	<b>Total</b>						<b>1,374</b>	<b>849</b>	<b>525</b>
Proposed Land Use	Residential Planned Unit Development - 270	Per Unit	5,000	$\ln(T) = 0.97\ln(x) - 0.14$	65%	35%	3,367	2,189	1,178
<b>NET CHANGE</b>							<b>1,993</b>	<b>1,340</b>	<b>653</b>



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**Trip Distribution**

The project traffic will be distributed based on the current version of the FDOT D1 Districtwide Regional Planning Model (D1RPM) v2.0 2045 Cost Feasible network. The four-lane widening of Fruitville Road from Sarasota Center Boulevard to Lorraine Road and the addition of Sarasota County's Future Thoroughfare Roadways not currently in the model will be added to the model. The added thoroughfare roads include:

- Bourneside Boulevard/North-South Roadway B from University Parkway to Lorraine Road
- The Bee Ridge Extension from Lorraine Road to North-South Roadway B
- East-West Roadway B from Bourneside Boulevard to Verna Road

In addition, the socioeconomic (SE) data for Hi-Hat Ranch, which incorporates all/parts of TAZ 5537, TAZ 5692, and TAZ 5693, were reviewed. Hi-Hat Ranch is approved for 13,081 dwelling units, 300,000 square feet of commercial, and 150,000 square feet of office. **Table 4** shows the 2015 SE data and **Table 5** shows the 2045 SE data in TAZs 5537, 5692, and 5693.

**Table 4: 2015 Socioeconomic Data**

ZONE	SFDU	MFDU	RESDHHL	IND EMP	COMM EMP	SERV EMP	TOT EMP
5537	364	72	436	41	27	53	121
5692	13	3	16	0	3	16	19
5693	0	0	0	0	0	0	0
<b>Total</b>	<b>377</b>	<b>75</b>	<b>452</b>	<b>41</b>	<b>30</b>	<b>69</b>	<b>231</b>

**Table 5: 2045 Socioeconomic Data**

ZONE	SFDU	MFDU	RESDHHL	IND EMP	COMM EMP	SERV EMP	TOT EMP
5537	2979	1510	4489	338	176	53	567
5692	1756	962	2718	324	219	16	559
5693	3051	1678	4729	297	149	0	446
<b>Total</b>	<b>7786</b>	<b>4150</b>	<b>11936</b>	<b>959</b>	<b>544</b>	<b>69</b>	<b>1572</b>





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**Reference: Lakewood Ranch SE Comprehensive Plan Amendment  
Transportation Methodology Statement**

As shown in **Table 4** and **Table 5**, the 2045 SE data underestimates the approved residential units, commercial employees, and service employees while overestimating the number of industrial employees. The 2045 SE data will be adjusted to incorporate the Hi-Hat Ranch approvals. The Hi-Hat Ranch SE data will be added on top of the 2015 SE data in TAZ 5537 in which Hi-Hat Ranch only incorporates a portion of the TAZ. The resulting modified SE data is shown in **Table 6**.

**Table 6: Modified 2045 Socioeconomic Data**

ZONE	SFDU	MFDU	RESHHLD	IND EMP	COMM EMP	SERV EMP	TOT EMP
5537	2979	1510	4489	41	27	53	121
5692	1756	962	2718	0	300 <sup>1</sup>	300 <sup>2</sup>	600
5693	4632	1678	6310	0	300 <sup>1</sup>	300 <sup>2</sup>	600
<b>Total</b>	<b>9367</b>	<b>4150</b>	<b>13517</b>	<b>41</b>	<b>627</b>	<b>653</b>	<b>1321</b>

1. Assumed 1 employee per 500 square feet.

2. Assumed 1 employee per 250 square feet.

00 = Updated SE Data

The distribution of project traffic from the site is shown in the attached Figure. A manual adjustment was made to reduce the amount of traffic interacting with TAZ 5539, located east of the project on the south of Fruitville Road, from 4.2% to 1%. The 3.2% of traffic interacting with that TAZ was redistributed to the west on Fruitville Road to interact with areas west of I-75 (2.2%) and south on I-75 (1%).

**Study Area**

The study area will consist of the arterial and collector roads where:

- Project traffic equals or exceeds five percent of the adopted service volume as specified in Sarasota County's *Generalized Level of Service Volume Tables*, for all applicable county and state roads.
- Any thoroughfare road segment to which the development has a direct access or which the development accesses via local and private roads.

It is anticipated that 11 regulated roadway segments will meet the aforementioned criteria and will be included in the study area. A preliminary study area determination is shown in **Table 7**.



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**Table 7: Study Area Determination**

Road Name and Segment	Adopted LOS			Percent Project Traffic	Net New Traffic		Significant Impact? ( >5%)
	LOS Standard	Number of Lanes	Service Volume		Net New Trips	% Impact	
Bee Ridge Road							
Bent Tree Blvd to Lorraine Rd	D	2	1,440	0.9%	18	1.3%	No
Lorraine Rd to N-S Rdwy B	D	2	1,440	0.9%	18	1.3%	No
East-West Roadway B							
Bourneside Blvd to Verna Rd	C	2	1,560	4.5%	90	5.7%	Yes
Fruitville Road							
Tatum Rd to Sarasota Center Blvd	C	4	3,249	7.9%	157	4.8%	No
Sarasota Center Blvd to Lorraine Rd	C	2	1,360	10.9%	217	16.0%	Yes
Lorraine Rd to N-S Rdwy B	C	2	1,560	10.8%	215	13.8%	Yes
N-S Rdwy B to Bourneside Blvd	C	2	1,560	18.5%	369	23.7%	Yes
Bourneside Blvd to Verna Rd	C	2	1,560	1.6%	32	2.1%	No
I-75							
University Ave to Fruitville Rd	D	6	11,860	5.8%	116	1.0%	No
Lakewood Ranch Boulevard							
University Pkwy to Professional Pkwy	D	4	3,401	2.5%	50	1.5%	No
Lorraine Road							
University Ave to Fruitville Rd	C	4	3,249	1.4%	28	0.9%	No
Fruitville Rd to Palmer Blvd	C	4	3,249	0.9%	18	0.6%	No
Palmer Blvd to Bee Ridge Rd	D	2	1,200	0.7%	14	1.2%	No
North-South Roadway B (Bourneside Blvd)							
University Pkwy to Fruitville Rd	C	2	1,510	74.9%	1,493	98.9%	Yes
Fruitville Rd to Bee Ridge Rd	C	2	1,510	5.4%	108	7.2%	Yes
Bee Ridge Rd to Clark Rd	C	2	1,510	1.4%	28	1.9%	No
University Parkway							
Cooper Creek Blvd to I-75	D	8	7,570	14.9%	297	3.9%	No
I-75 to Lake Osprey Dr	D	8	7,570	22.6%	450	5.9%	Yes
Lake Osprey Dr to Town Center Pkwy	D	6	5,120	23.4%	466	9.1%	Yes
Town Center Pkwy to Lakewood Ranch Blvd	D	6	5,120	26.2%	522	10.2%	Yes
Lakewood Ranch Blvd to Lorraine Rd	D	4	3,400	31.9%	636	18.7%	Yes
Lorraine Rd to Bourneside Blvd	D	2	1,600	41.2%	821	51.3%	Yes
Bourneside Blvd to County Line	D	2	1,600	0.8%	16	1.0%	No
Verna Road/Myakka State Park Road							
County Line to E-W Rdwy B	C	2	1,560	2.2%	44	2.8%	No
E-W Rdwy B to Fruitville Rd	C	2	1,560	1.2%	24	1.5%	No
Fruitville Rd to Clark Rd	C	2	1,560	1.1%	22	1.4%	No



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**Existing and Future Traffic**

1. Existing Traffic:

Will be based on the PM peak-hour volumes listed in Sarasota County's *Generalized Level of Service Volume Tables*.

2. Future Traffic (Non-Project):

The short-term analysis will use a 3% annual growth rate to forecast the volumes in Sarasota County's *Generalized Level of Service Volume Tables* to 2027 traffic volumes. This is based on historical 5-year growth rates in the study area. The growth rate calculation is shown in **Table 8**.

**Table 8: Historical Growth Rates**

Road Name and Segment	2015 AADT	2020 AADT	5-Year Growth Rate
<b>Fruitville Road</b>			
Sarasota Center Blvd to Lorraine Rd	7,858	16,154	21.1%
Lorraine Rd to Verna Rd	6,758	5,523	-3.7%
<b>University Parkway</b>			
I-75 to Lakewood Ranch Blvd	34,000	34,000	0.0%
Lakewood Ranch Blvd to Lorraine Rd	18,000	20,500	2.8%
<b>TOTAL</b>	<b>66,616</b>	<b>76,177</b>	<b>2.9%</b>

The long-range analysis will be based on the 2045 AADT from the FDOT D1RPM, converted to peak-hour volumes consistent with the K factors used in Sarasota County's *Generalized Level of Service Volume Tables*. At a minimum, a one percent annual growth rate from the existing traffic conditions will be used.



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Manager, Transportation Planning  
Sarasota County Mobility  
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**Reference: Lakewood Ranch SE Comprehensive Plan Amendment  
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**Analysis Scenarios**

The analysis will be undertaken for the following scenarios:

1. Existing traffic will be evaluated within the established study area.
2. Existing traffic plus Future traffic will be evaluated for 2027.
3. Existing traffic plus Future traffic plus net change in development potential will be evaluated for 2027.
4. Existing traffic plus Future traffic will be evaluated for 2045.
5. Existing traffic plus Future traffic plus net change in development potential will be evaluated for 2045.

**Analysis Procedures**

All analyses for study area intersections and roadways will be conducted in a manner consistent with the procedures and assumptions utilized by Sarasota County and contained in Resolution No. 2019-106. Specifically, the subject analyses will utilize the ITE Rates (the 11<sup>th</sup> Edition), and Sarasota County's *Generalized Level of Service* Tables.

If the above methodology is acceptable, please send written confirmation so we can proceed with the study. Should you have any questions, please feel free to contact me.

Sincerely,

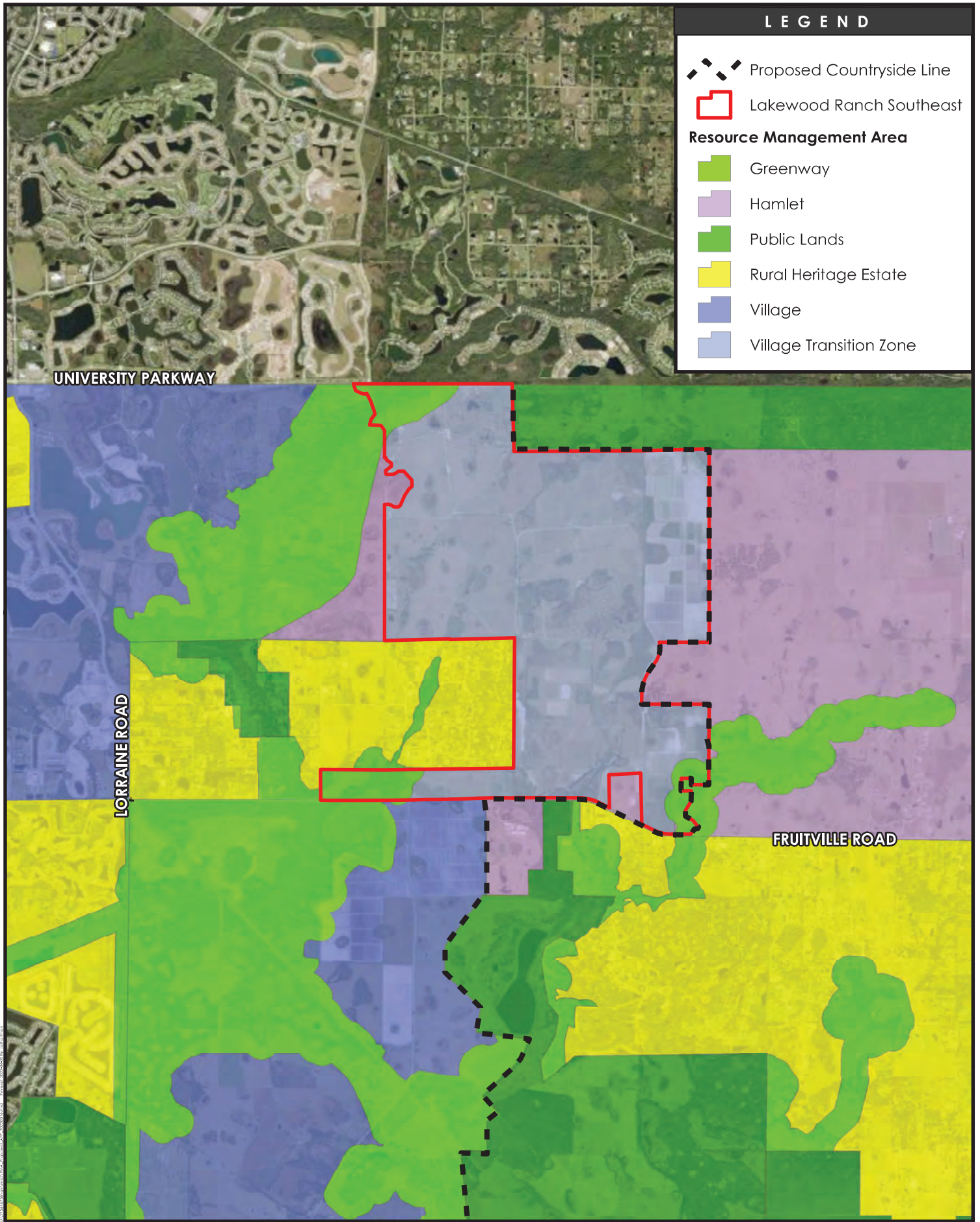
**Stantec Consulting Services Inc.**

A handwritten signature in blue ink, appearing to read "Matt Crim".

Matthew R. Crim, P.E., PTOE  
Transportation Engineer  
Ph: 832-523-9111  
[matt.crim@stantec.com](mailto:matt.crim@stantec.com)

Attachments: CPA Boundary  
Project Traffic Distribution





Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

**Notes:**

1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 feet
2. Source data: Sarasota County GIS
3. Imagery: ESRI BaseMap

## RMA Land Use Map - Proposed Lakewood Ranch Southeast

April 2022

Stantec Consulting Services Inc.  
6900 Professional Pkwy E.  
Sarasota, FL 34240  
tel 941.907.6900  
fax 941.907.6910



0 2,500 5,000 Feet

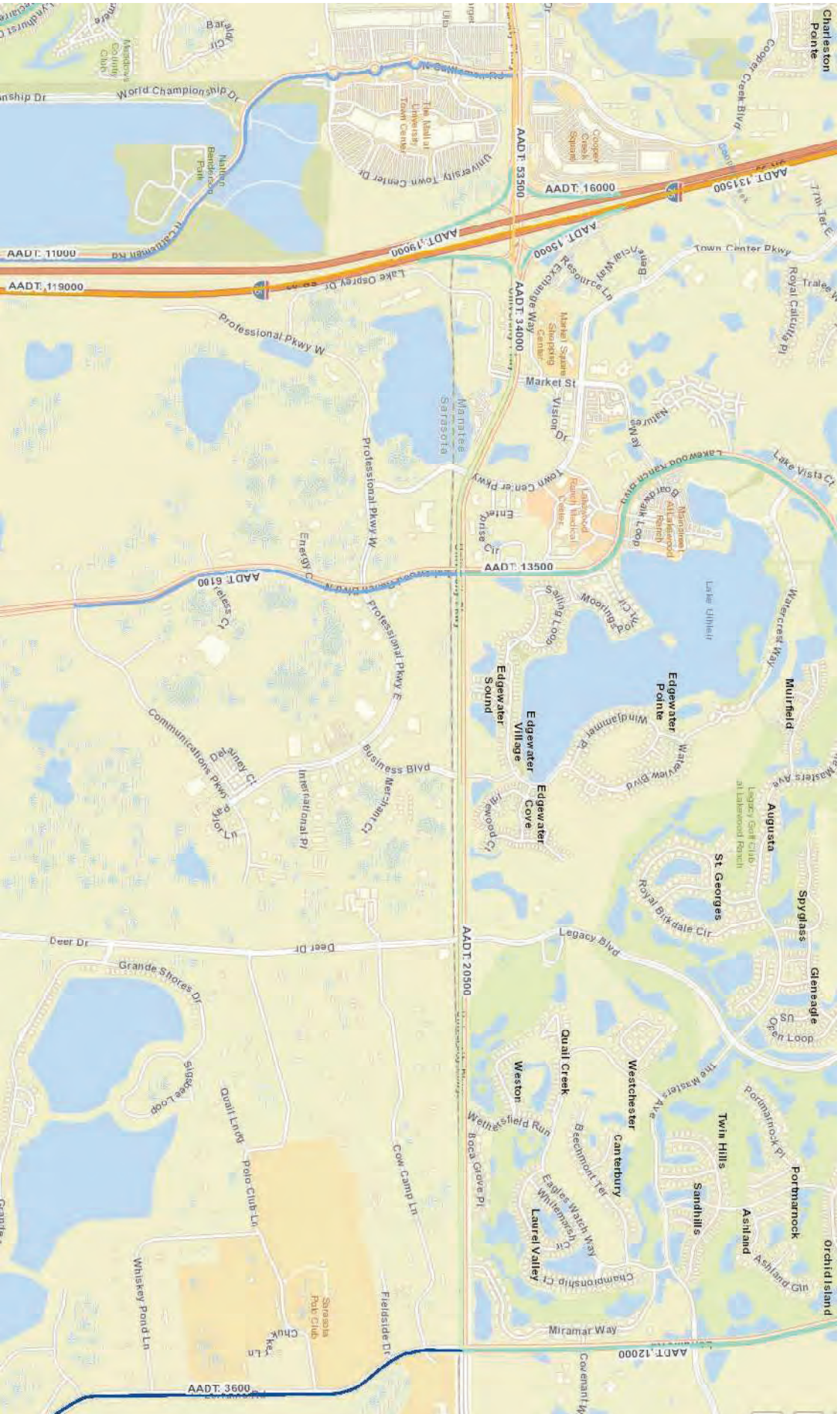




## **APPENDIX B**

**FDOT FLORIDA TRAFFIC ONLINE AADT**

**UNIVERSITY PARKWAY FROM  
LORRAINE TO BOURNESIDE COUNT DATA**



FDOT FLORIDA TRAFFIC ONLINE AADT

**FACTORS FOR ADJUSTING PEAK HOUR TRAFFIC VOLUMES  
TO THE 100TH DESIGN HOURLY VOLUME,  
BASED ON THE DAY OF THE WEEK AND THE MONTH  
OF THE YEAR**

<u>Month</u>	<u>M, T, W, &amp; Th</u>	<u>F</u>
January	1.034	0.938
February	1.004	0.936
March	1.025	0.937
April	1.057	0.948
May	1.104	0.991
June	1.138	1.028
July	1.160	1.033
August	1.141	1.032
September	1.134	1.000
October	1.080	0.989
November	1.061	0.974
December	1.017	0.963

These factors are multipliers.

Source: Sarasota County Transportation Department  
July, 1991

file: PK100FAC.WP

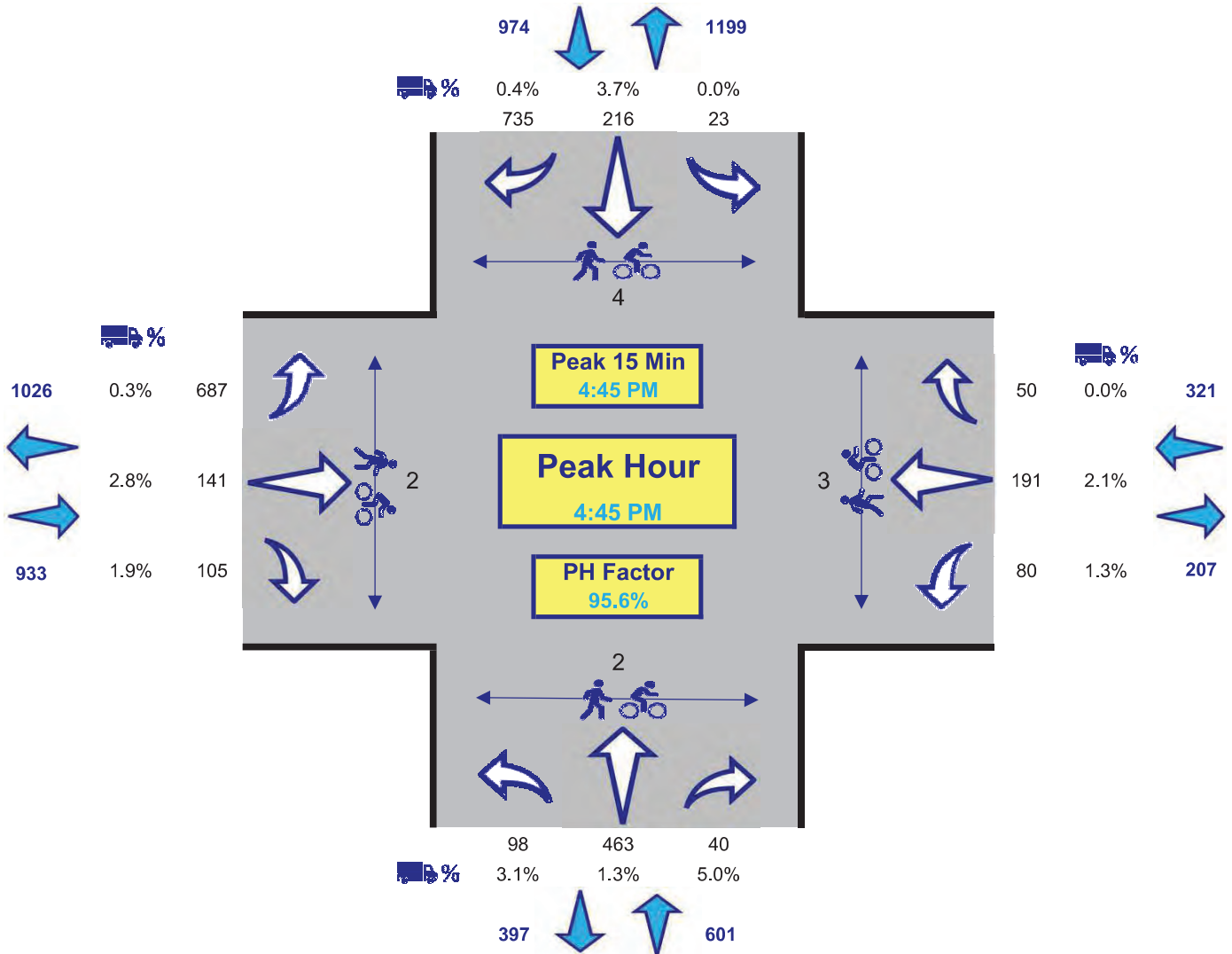
# Turning Movement Count Summary

**Location:** Lorraine Rd & University Pkwy

**Date:** 3/3/2022

**Count Period:** 4:00 PM - 6:00 PM

**BES INC**  
TRANSPORTATION ENGINEERS  
ENGINEERING • QUALITY • SOLUTIONS



Time Period	University Pkwy								Lorraine Rd								Totals	
	Eastbound				Westbound				Northbound				Southbound				:15	Hour
	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT		
4:00 PM	0	172	39	24	1	22	46	17	0	22	82	10	0	7	42	128	612	
4:15 PM	0	147	38	24	1	19	29	17	2	26	94	5	0	5	63	126	596	
4:30 PM	1	142	20	35	0	15	51	16	0	32	84	8	0	10	47	175	636	
<b>4:45 PM</b>	<b>1</b>	<b>168</b>	<b>29</b>	<b>29</b>	<b>1</b>	<b>22</b>	<b>49</b>	<b>10</b>	<b>0</b>	<b>23</b>	<b>111</b>	<b>14</b>	<b>0</b>	<b>7</b>	<b>60</b>	<b>216</b>	<b>740</b>	2584
5:00 PM	1	132	44	24	1	18	53	18	0	40	110	3	0	5	64	204	717	2689
5:15 PM	0	176	37	26	1	21	58	15	0	22	113	5	0	4	47	161	686	2779
5:30 PM	0	209	31	26	1	15	31	7	0	13	129	18	1	6	45	154	686	2829
5:45 PM	0	143	31	19	0	19	42	8	0	19	122	6	0	9	30	137	585	2674
<b>Total</b>	<b>3</b>	<b>1289</b>	<b>269</b>	<b>207</b>	<b>6</b>	<b>151</b>	<b>359</b>	<b>108</b>	<b>2</b>	<b>197</b>	<b>845</b>	<b>69</b>	<b>1</b>	<b>53</b>	<b>398</b>	<b>1301</b>	<b>5258</b>	



# Turning Movement Count Summary

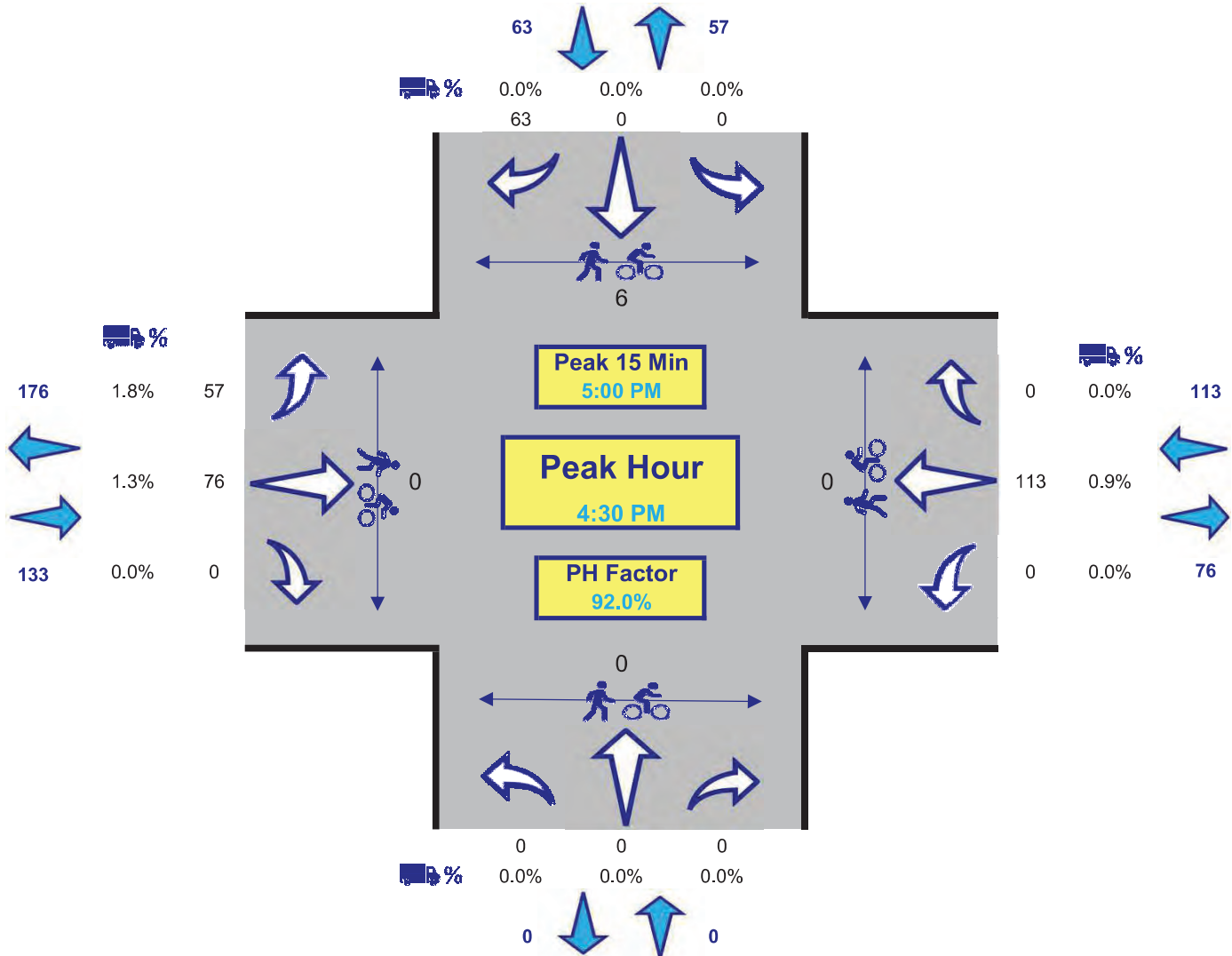
**Location:** Lake Club Blvd & University Pkwy

















**Date:** 3/3/2022

**Count Period:** 4:00 PM - 6:00 PM

**BES INC**

TRANSPORTATION ENGINEERS  
ENGINEERING • QUALITY • SOLUTIONS

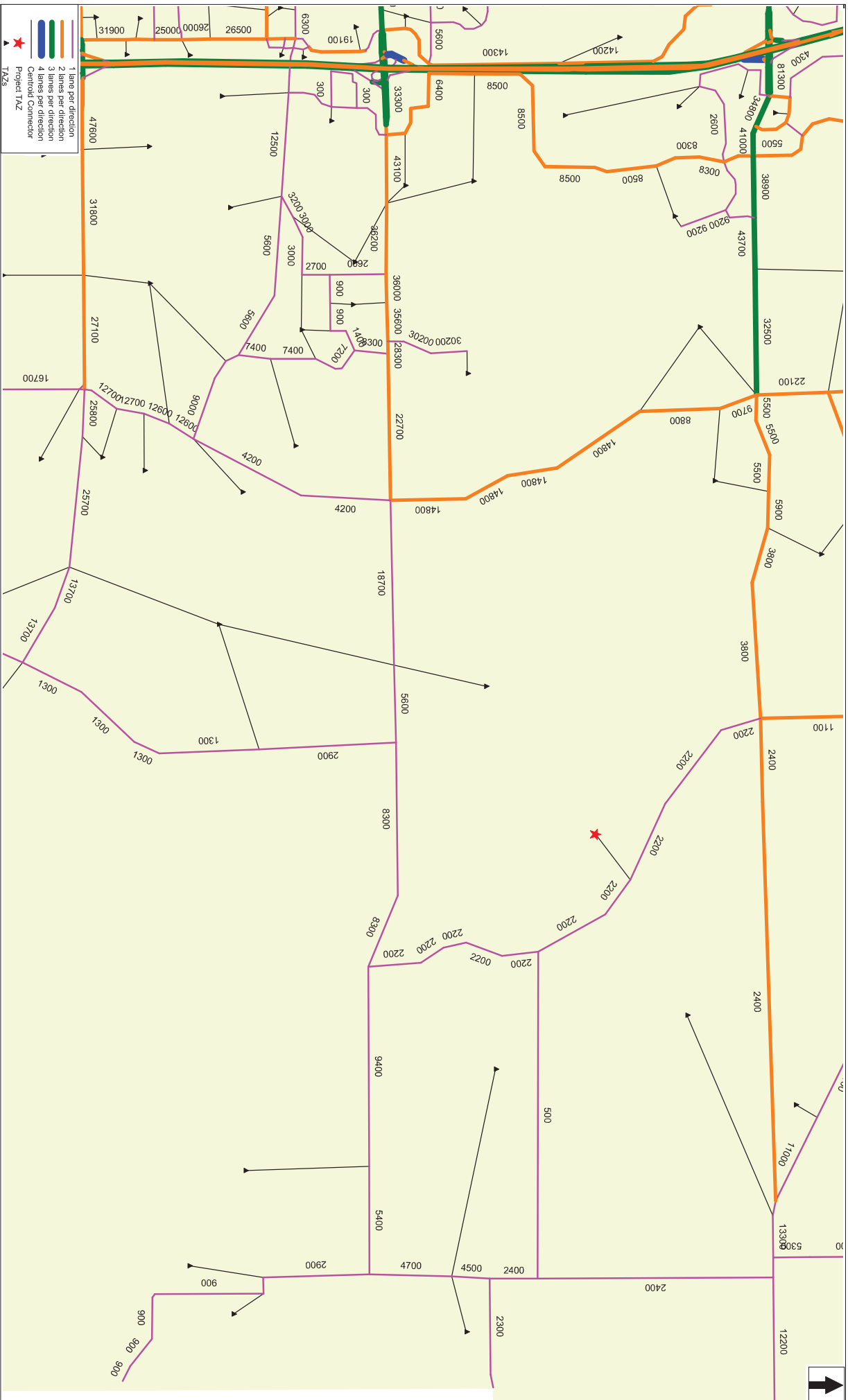


Time Period	University Pkwy								Lake Club Blvd								Totals	
	Eastbound				Westbound				Northbound				Southbound					
																	:15	Hour
4:00 PM	0	9	18	0	0	0	17	0	0	0	0	0	0	1	0	9	54	
4:15 PM	0	13	13	0	0	0	20	1	0	0	0	0	0	1	0	9	57	
4:30 PM	0	10	25	0	0	0	21	0	0	0	0	0	0	0	0	12	68	
4:45 PM	0	7	18	0	0	0	34	0	0	0	0	0	0	0	0	18	77	256
5:00 PM	0	19	24	0	0	0	28	0	0	0	0	0	0	0	0	13	84	286
5:15 PM	0	21	9	0	0	0	30	0	0	0	0	0	0	0	0	20	80	309
5:30 PM	0	10	18	0	0	0	15	1	0	0	0	0	0	0	0	15	59	300
5:45 PM	0	15	18	0	0	0	18	1	0	0	0	0	0	0	0	11	63	286
Total	0	104	143	0	0	0	183	3	0	0	0	0	0	2	0	107	542	

## **APPENDIX C**

### **D1RPM 2045 AADT**





# SECTION 6:

## SCHOOL IMPACT ANALYSIS



## PLANNING DEPARTMENT SCHOOL IMPACT ANALYSIS APPLICATION

**Instructions:** Please complete the entire application and submit or mail, along with the appropriate fees, to the School Board of Sarasota County Planning Department at the address listed on page 2 of this application. To email your application, please call 941-927-9000, extension 69052.

**Select type of review being requested:**



**School Capacity Determination-** This preliminary capacity review shall apply to applications for comprehensive plan amendments, rezone petitions and preliminary site plans for proposed residential development. This non-binding review analyzes student generation relative to existing school capacities and capacities planned within the District's current Five-year Capital Facilities Work Plan.



**School Concurrency Determination-** This process applies to all final subdivision plats and final site plans for residential development applying for school concurrency and is inclusive as part of the local government's development review process. A local government's final development order or the equivalent must be issued in order for school capacity to be reserved for the project.

1. Name of Applicant or Agent Katie LaBarr, AICP, Stantec  
Street Address 6920 Professional Parkway  
City Sarasota State FL Zip Code 34240-8414  
Phone (941) 907-6900 FAX \_\_\_\_\_  
Owner Email Contact Agent Agent Email Katie.LaBarr@stantec.com
2. Name of Project: Lakewood Ranch Southeast **Application Type** CPA
3. Property Address South of University Parkway, North of Fruitville Rd, East of Lorraine Rd
4. Legal Description including parcel I.D. number(s) (attach additional sheets if needed) and acreage:  
Please see attached legal description.
5. Property Zoning: Existing OUE-1, OUR,& HPD Proposed OUE-1, OUR,& HPD
6. Future Land Use: Existing Rural Proposed Rural
7. Description of the project including the number and type of dwelling units such as single family or multifamily, including any age restricted units or affordable/workforce/attainable housing units and the project phasing schedule if applicable.  
The Applicant is requesting Comprehensive Plan map and text amendments to change the subject property from Hamlet/Greenway RMA to Village Transition Zone/Greenway RMA. The project will include a maximum of 5,000 residential dwelling units.

**Page -2-**  
**School Impact Analysis Application**

8. Provide the approximate dates of: start of construction, initial occupancy and build out for each phase of the project.

The anticipated build out timing is 10 years.

9. Provide the anticipated resident mix and proposed price range of the units.

Anticipated to contain a variety of housing types, including single-family detached, semi-detached, villas, and attached townhomes.

10. Provide a location map of the project that identifies the streets adjacent to and surrounding the site.

11. Provide a copy of the proposed site plan layout of the project showing phase lines (if applicable).



(941) 907-6900

4/27/2022

Signature of Applicant

Phone Number

Date

Please submit the completed application signed with all required materials and the appropriate fees per the adopted fee schedule to:

School Board of Sarasota County  
 Planning Department  
 7889 Fruitville Road  
 Sarasota, Florida 34240

**FOR STAFF USE ONLY**

Reviewing Government \_\_\_\_\_

Case Planner \_\_\_\_\_

Agency Submittal Number \_\_\_\_\_

Governmental Agency Approval Date \_\_\_\_\_

Number of Units Approved for Concurrency Reservation \_\_\_\_\_

No. of Students ES \_\_\_\_\_ MS \_\_\_\_\_ HS \_\_\_\_\_

# SECTION 7:

## APPENDIX

Please record and return to: (Via Inter-Office Mail)

Cynthia Spraggins, Administrative Specialist

✓ Planning Services

1660 Ringling Blvd., 1<sup>st</sup> Floor

Sarasota, FL 34236

Customer ID# 5223

Charge to: Planning Services

Account# 51810000500489

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015025201 12 PG(S)  
March 05, 2015 09:38:47 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**NOTICE OF STIPULATIONS  
AND LIMITATIONS ENCUMBERING  
REAL PROPERTY PURSUANT TO  
THE SARASOTA COUNTY ZONING CODE**

The following property, located 12851 Fruitville Road owned by Myakka Ranch Holdings, LLC and FC, L.L.C. in Sarasota County, Florida, and described in Ordinance No. 2014-090, attached hereto, has been rezoned to a HPD (Hamlet Planned Development) zone district pursuant to Rezone Petition No. 14-15 filed by D. Shawn Leins, P.E., Agent, and granted by Sarasota County on December 10, 2014 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

(Stipulations and limitations are those described in Section 3 of Ordinance No. 2014-090, attached hereto)

  
Tate Taylor, Operational Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 4<sup>th</sup> day of

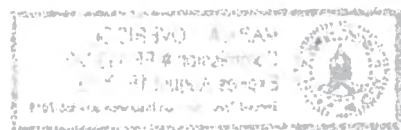
March, 2015.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS







## FLORIDA DEPARTMENT of STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

December 15, 2014

Honorable Karen E. Rushing  
Clerk of the Circuit Court  
Board Records Department  
Sarasota County  
1660 Ringling Boulevard, Suite 210  
Sarasota, Florida 34236

Attention: Cheryl Dexter, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2014-090, which was filed in this office on December 12, 2014.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2014-090**

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY, PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

FILED FOR THE RECORD  
2014 DEC 12 PM 3:2  
CLERK OF THE CIRCUIT COURT  
IN AND FOR THE COUNTY OF SARASOTA, FL

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 14-15, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from OUR (Open Use, Rural) and OUE (Open Use Estate) to the HPD (Hamlet Planned Development) zone district for the following described property located in Sarasota County, Florida:

PARCEL C

ALL OF SECTION 17, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA

PARCEL D

THE N 1/2 OF SECTION 20, LYING N OF FRUITVILLE-MYAKKA HARD ROAD, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA, LESS LANDS DESCRIBED IN O.R. BOOK 1837, PAGE 1811 AND O.R. BOOK 3014, PAGE 543, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL E

PART OF THE W 1/2 OF SECTION 20, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA, AS MORE FULLY DESCRIBED IN O.R. BOOK 798, PAGE 577, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

PARCEL F

PROPERTY IN SECTION 20, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA, DESCRIBED IN O.R. BOOK 826, PAGE 558, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL H

THE N 1/2 OF THE NW 1/4 AND THE N 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 36 S, RANGE 20 E, SARASOTA COUNTY, FLORIDA.

PARCEL I

THE N 1/2 OF THE NE 1/4 OF SECTION 24, LYING N OF MYAKKA ROAD, IN TOWNSHIP 36 S, RANGE 19 E, SARASOTA COUNTY, FLORIDA.

PIONEER PARCEL

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, WITH THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD AS IT NOW EXISTS, AND RUN NORTH ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1330.00 FEET; THENCE WEST PERPENDICULAR TO SAID EAST LINE; A DISTANCE OF 550.00 FEET; THENCE RUN SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 20, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA. CONTAINING 15 ACRES, MORE OR LESS. SUBJECT TO ANY PERTINENT EASEMENTS AND RIGHTS OF WAY OF RECORD.

ROAD PARCEL

TOGETHER WITH A PORTION OF OLD FRUITVILLE-MYAKKA HARD ROAD



DESCRIBED IN O.R. BOOK 3014, PAGE 540, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**LESS THE FOLLOWING DESCRIBED PARCEL:**

THAT PART OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 WITH THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD (STATE ROAD #780) AS PER OFFICIAL RECORDS BOOK 3014, PAGE 543 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD, N.63°31'20"W., 1502.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.00°53'28"W., 1399.00 FEET; THENCE N.89°06'32"E., 1334.00 FEET TO THE SAID EAST LINE OF SECTION 20; THENCE ALONG SAID EAST LINE OF SECTION 20, S.00°53'28"E., 2089.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,326,870.32 SQUARE FEET OR 53.418 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

**TOGETHER WITH:**

DESCRIPTION: NORTH 100FT. WIDE INGRESS/EGRESS EASEMENT COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 20 EAST; THENCE S 88°01'40"E ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 181.65 FEET TO THE POINT OF BEGINNING; THENCE N 35°15'00" W, A DISTANCE OF 310.84 FEET; THENCE N 00° 29' 40" E, A DISTANCE OF 3920.69 FEET; THENCE N 26° 12' 00" W, A DISTANCE OF 222.60 FEET; THENCE N 00° 29' 40" E, A DISTANCE OF 311.20 FEET; THENCE N 19° 40' 00" W, A DISTANCE OF 421.52 FEET; THENCE N 30° 25' 00" E, A DISTANCE OF 365.50 FEET; THENCE N 01° 32' 06" W, A DISTANCE OF 1799.66 FEET; THENCE N 34° 55' 00" W, A DISTANCE OF 481.71 FEET; THENCE N 33° 35' 00" E, A DISTANCE OF 341.57 FEET; THENCE N 22°39'00" W, A DISTANCE OF 824.02 FEET; THENCE N 08°45'00" W, A DISTANCE OF 623.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 411.68 FEET THROUGH A CENTRAL ANGLE OF 55° 30' 00" TO THE POINT OF TANGENCY, THENCE N 46° 45' 00" E, A DISTANCE OF 197.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 123.24 FEET THROUGH A CENTRAL ANGLE OF 40° 21' 00" TO THE POINT OF TANGENCY; THENCE N 06° 24' 00" E, A DISTANCE OF 368.37 FEET; THENCE N 01° 32' 06" W, A DISTANCE OF 349.39 FEET; THENCE N 89° 59' 49" E ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 20 EAST, A DISTANCE OF 100.04 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S 01° 32' 06" E ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 353.65 FEET; THENCE S 06°24' 00" W, A DISTANCE OF 375.30 FEET TO THE POINT OF

CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 193.67 FEET THROUGH A CENTRAL ANGLE OF 40° 21' 00" TO THE POINT OF TANGENCY; THENCE S 46°45'00" W, A DISTANCE OF 197.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 314.81 FEET THROUGH A CENTRAL ANGLE OF 55° 30' 00" TO THE POINT OF TANGENCY; THENCE S 08° 45' 00" E, A DISTANCE OF 611.55 FEET; THENCE S 22°39'00" E, A DISTANCE OF 865.26 FEET; THENCE S 33°35'00" W, A DISTANCE OF 326.91 FEET; THENCE S 34°55' 00" E, A DISTANCE OF 443.60 FEET; THENCE S 01° 32' 06" E, A DISTANCE OF 1858.28 FEET; THENCE S 30° 25' 00" W, A DISTANCE OF 347.41 FEET; THENCE S 19° 40' 00" E, A DISTANCE OF 392.58 FEET; THENCE S 00° 29' 40" W, A DISTANCE OF 305.07 FEET; THENCE S 26° 12' 00" E, A DISTANCE OF 222.60 FEET; THENCE S 00°29'40" W, A DISTANCE OF 3912.17 FEET; THENCE S 35°15'00" E, A DISTANCE OF 354.56 FEET; THENCE N 88°01' 40" W ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 125.58 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA

CONTAINING 25.42 ACRES

SUBJECT TO:

DESCRIPTION: SOUTH 100 FT. WIDE INGRESS/EGRESS EASEMENT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 20 EAST ALSO BEING THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 20 EAST; THENCE RUN S 88° 01' 40" E ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 181.65 FEET TO THE POINT OF BEGINNING; THENCE S 88° 01' 40" E CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 125.58 FEET; THENCE SOUTH 35° 15' 00" E, A DISTANCE OF 237.08 FEET; THENCE S 00°19'03" W, A DISTANCE OF 704.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 520.98 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE S 30° 10' 04" W, A DISTANCE OF 186.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 468.88 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE S 00°19' 03" W, A DISTANCE OF 697.61 FEET; THENCE S 00°19'18" W, A DISTANCE OF 50.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 171.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF



120.66 FEET THROUGH A CENTRAL ANGLE OF 40° 25' 40" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 262.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 344.56 FEET THROUGH A CENTRAL ANGLE OF 75° 21' 00" TO THE POINT OF TANGENCY; THENCE S 36°30'00" W, A DISTANCE OF 79.21 FEET; THENCE S 00°19'18" W, A DISTANCE OF 2165.64 FEET; THENCE S 00° 24' 24" W, A DISTANCE OF 1234.95 FEET; THENCE S 89° 44' 04" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD PER O.R. BOOK 3014, PAGE 543, A DISTANCE OF 100.01 FEET; THENCE N 00° 24' 24" E ALONG THE WEST LINE OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST A DISTANCE OF 1236.05 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N 00° 19' 18" E ALONG THE WEST LINE OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 20 EAST, A DISTANCE OF 2198.23 FEET; THENCE N 36° 30' 00" E, A DISTANCE OF 111.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 162.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 213.05 FEET THROUGH A CENTRAL ANGLE OF 75°21'00" TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 271.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 40°10'10" TO THE POINT OF TANGENCY; THENCE N 00° 19' 18" E ALONG THE SAID WEST LINE OF SECTION 17, A DISTANCE OF 49.40 FEET; THENCE N 00° 19' 03" E CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 697.60 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 520.98 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE N 30°10'04" E, A DISTANCE OF 186.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 468.88 FEET THROUGH A CENTRAL ANGLE OF 29° 51' 00" TO THE POINT OF TANGENCY; THENCE N 00°19'03" E, A DISTANCE OF 672.65 FEET; THENCE N 35°15'00" W, A DISTANCE OF 280.97 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 17 AND 20, TOWNSHIP 36 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 15.65 ACRES

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. Development shall take place in substantial accordance with the Master Land Use Plan dated September 18, 2014, and attached hereto as Exhibit "A", and the Fiscal Neutrality Plan dated September 3, 2014, except as necessary to comply with the stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. Prior to or concurrent with the development of the subject parcel, the owner shall construct eastbound to northbound left-turn lanes at the intersections of the east and west driveways on Fruitville Road. The turn lanes shall be designed in accordance with Indexes 301 and 526 of the Florida Department of Transportation's Roadway and Traffic Design Standards. The improvements shall be included in the construction plans for the development.
3. The wetlands, mesic hammocks, pine flatwoods, restoration areas, and other uplands shall be maintained in accordance with the management guidelines contained within the Comprehensive Plan as preserves and shall be labeled as preserves on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Environmental Protection Division through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation. Minor impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements, may be allowed if deemed consistent with LDR Environmental Technical Manual Section B.2. by the Environmental Protection Division.
4. All native habitat preservation\conservation areas (including upland buffers) adjacent to development areas shall have permanent markers and signage posted at regular intervals to clarify the limits of the protected areas.
5. The Master Surface Water Management Plan shall be consistent with the Upper Myakka River and Cowpen Slough Basin Master Plans.
6. The development is required to connect to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems.
7. Prior to being granted Construction Plan approval for the first phase of development, the owner will submit a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems. The Master Plan will include a Water Quality Plan that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; an Irrigation Plan identifying the infrastructure required to supply the sites storage pond with reclaimed water; and any off-site improvements required.

8. The owner shall operate, manage, and maintain a community wide irrigation system under a single entity or master association. Through its master covenants or deed restrictions the owner shall enforce provisions to preclude the installation and use of individual irrigation wells and employ conservation strategies including but not limited to, metering, managing supplies to limit impacts to groundwater, enforce watering schedules, monitor use, and implement best management practices to reduce irrigation demands. Community wells may be used only as a backup supply for irrigation during periods when reclaimed water or surface water is unavailable.
9. The owner is responsible for the construction and maintenance of internal irrigation infrastructure. Such irrigation infrastructure shall be designed to accept reclaimed water in accordance with applicable rules and regulations.
10. When reclaimed or reuse water becomes available, existing development shall be required to connect to these alternative supplies within 365 days of County notification.
11. The owner shall enter into a Standard Utility Agreement with Sarasota County prior to receiving Construction Authorization for the first phase of development. The Standard Utility Agreement shall outline the County's over size contributions for the extension of Water, Wastewater and Reclaimed Water systems to the development. The Standard Utility Agreement will include provisions to address the delay in the supply of reclaimed water so that development is allowed to proceed.
12. Prior to Construction Plan approval, a conservation easement shall be recorded in a form that is acceptable to the County Attorney for the purpose of eliminating any future density rights on lands designated open space and those lands generating Transfer of Development Rights (TDRs) within the Hamlet Master Land Use Plan.
13. Street lighting fixtures shall be shielded in order to direct light downward.



Section 4. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 10<sup>th</sup> day of December, 2014.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
Chair

ATTEST:

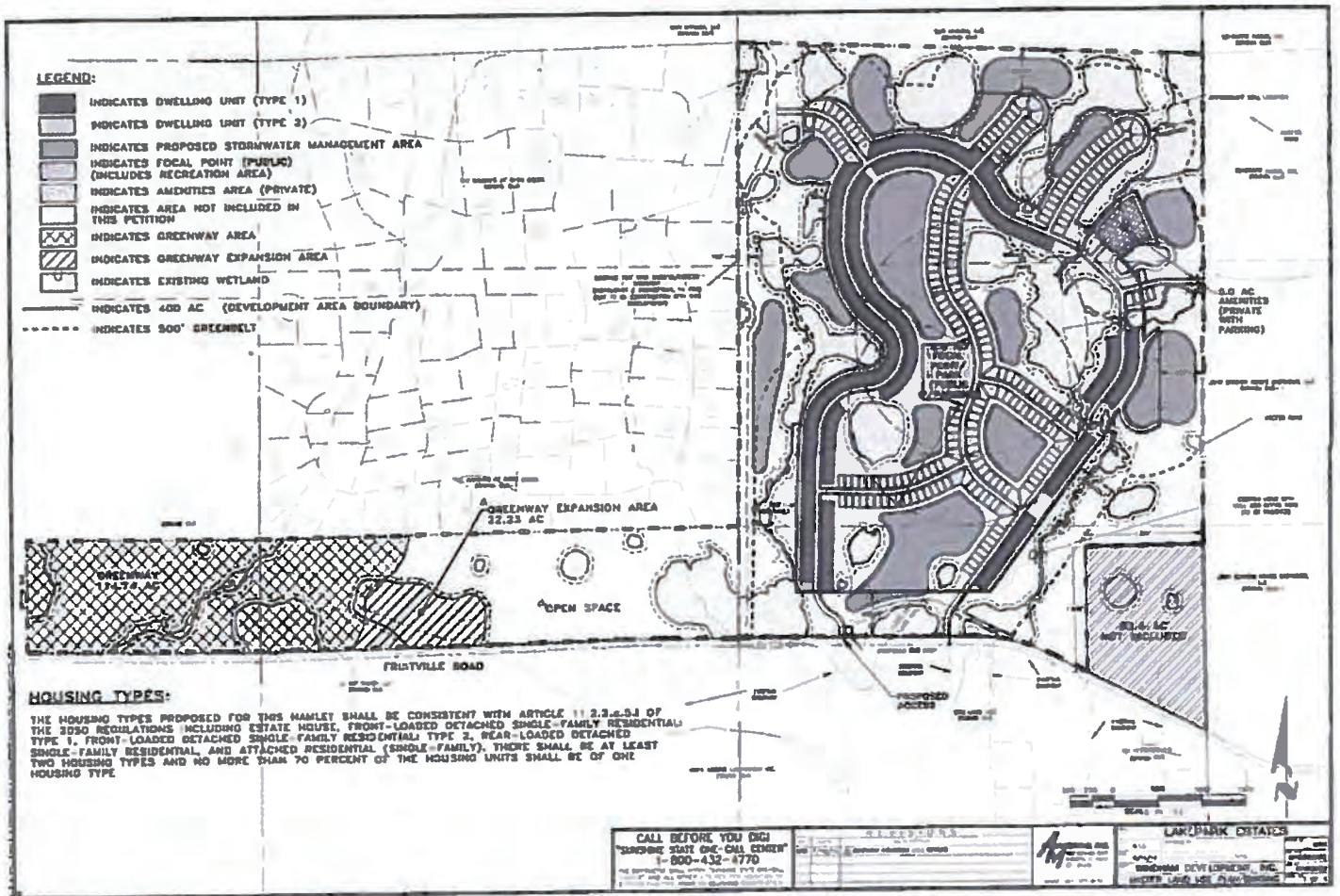
KAREN E. RUSHING, Clerk of  
the Circuit Court and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Sarasota County, Florida.

By: 

Deputy Clerk

02014-090

# Exhibit "A"



02014-090

# NOTES:

1. TOTAL GROSS ACREAGE: 1,000± ACRES

## 2. ZONING:

EXISTING ZONING =	OUR/QUE
PROPOSED ZONING =	HPD
3. OPEN SPACE REQUIRED (11.2.2.e.3) =	600 AC (60%)
4. OPEN SPACE PROVIDED =	600 AC (60%)

## 5. DENSITY CALCULATIONS:

A. (11.2.2.e.1.i) 0.29 DU/AC OF DEVELOPED AREA 0.29 x 400 =	118 DU
B. GREENWAY TRANSFER OF DEVELOPMENT RIGHTS (TABLE TOR-1)	
TOTAL GREENWAY AREA =	114.74 AC
EXISTING LOW INTENSITY AGRICULTURE: 84.57 AC x 1 DU/AC =	84.57 DU
PINE FLATWOODS: 35.92 AC x 1.8 DU/AC =	64.12 DU
MIXED WETLAND HARDWOODS: 3.08 AC x 1.8 DU/AC =	5.54 DU
STREAMS / ESTUARIES: 2.88 AC x 1.65 DU/AC =	4.75 DU
FRESHWATER WETLAND: 10.56 AC x 1.65 DU/AC =	17.42 DU
SUBTOTAL =	159.98 DU
C. PRESERVE GREENWAY (11.2.13.a.1): (10% CREDIT) 159.98 DU x 0.1 =	16 DU
D. PRESERVE VIEWSHED ALONG FRUITVILLE ROAD (11.2.13.a.2): (10% CREDIT) 159.98 x 0.05 =	8 DU
A E. GREENWAY EXPANSION TRANSFER OF DEVELOPMENT RIGHTS (TABLE TOR-1)	
TOTAL GREENWAY EXPANSION AREA =	22.23 AC
EXISTING LOW INTENSITY AGRICULTURE: 2.00 AC x 1 DU/AC =	2.00 DU
FRESHWATER WETLAND: 20.14 AC x 1.85 DU/AC =	37.26 DU
SUBTOTAL =	39.26 DU
F. DEVELOPMENT AREA TRANSFER OF DEVELOPMENT RIGHTS (TABLE TOR-1)	
TOTAL DEVELOPMENT AREA =	400 AC
FRESHWATER WETLANDS: 41.63 AC x 1.65 DU/AC =	68.69 DU
LAKES AND REGIONAL STORMWATER FACILITIES: 78.24 AC x 0.57 DU/AC =	44.59 DU
SUBTOTAL =	113.28 DU
A G. TOTAL DWELLING UNITS =	448.14 DU

HOWEVER, THE HAMLET IS LIMITED TO A MAXIMUM OF 400 UNITS

6. FOCAL POINT / RECREATION AREA:  
PROPOSED 8.5 ACRES = 108 PARKING SPACES TO BE PROVIDED.  
(1 AC/47 DU = 400 DU = 83 AC)

7. SARASOTA COUNTY WATER:  
TO BE EXTENDED TO SITE

8. SARASOTA COUNTY SEWER:  
AVAILABLE AT SITE

9. APPROXIMATE IMPERVIOUS AREA  
ROADS AND SIDEWALK:  
LOTS BOX IMPERVIOUS:  
TOTAL:  
21.0 ACRES  
15.0 ACRES  
36.0 ACRES (3.6%)

10. STORMWATER MANAGEMENT:  
ISOLATED WETLANDS WILL BE USED FOR STORMWATER TREATMENT AND ATTENUATION. PRETREATMENT WILL BE PROVIDED PRIOR TO DISCHARGE INTO WETLANDS. STORMWATER MANAGEMENT WILL COMPLY WITH ALL APPLICABLE SARASOTA COUNTY AND SWFWMD REQUIREMENTS.

11. THERE ARE NO GRAND TREES LOCATED ON THE SUBJECT PROPERTY.  
(SEE ECO CONSULTANTS REPORT (DATED MAY, 14, 2014) PAGE 2: GRAND TREES)

12. FINAL ALIGNMENT OF INTERIOR ROADS AND CONFIGURATION OF STORMWATER MANAGEMENT AREAS SHALL BE ESTABLISHED AT THE TIME OF PRELIMINARY PLAT OR SITE AND DEVELOPMENT PLAN APPROVAL. PRIVATE ROADS MAY BE GATED.

13. THE AMENITY AREA MAY INCLUDE POOL, CLUBHOUSE, PARKING, LANDSCAPE MATERIAL, OPEN SPACE, BATHROOMS, SPORTS COURTS, PLAYGROUND, TOT LOT AND OTHER AMENITIES.

AMENITY AREA PARKING:  
GENERAL PARKING: 1 SPACE PER 250 SF OF BUILDING AREA.  
OFF STREET LOADING AREAS: 3,000 SF TO 25,000 SF REQUIRES 1 LOADING SPACE

14. SETBACKS:  
FRONT: 20'  
SIDE: 12' BETWEEN STRUCTURES  
REAR: 10' TO PRINCIPLE STRUCTURE, 3' TO SWIMMING POOL AND HOME TO ACCESSORY STRUCTURES EXCEPT 6' FOR REAR LOT LINES THAT ADJUT A SIDE LOT LINE.

15. THERE WILL BE NO LEASABLE SPACE ASSOCIATED WITH THIS PROJECT.

## PLANNED DEVELOPMENT MODIFICATIONS:

1. MODIFICATION FROM s. 11.2.8.a.2, AND TABLE 4, VOS-20, ROAD EDGE TREATMENT, OPEN DRAINAGE, TO PERMIT ROAD EDGE WITH CLOSED DRAINAGE

2. MODIFICATION FROM s. 11.2.2.a.3.b.(a), REQUIRING FOCAL POINT TO BE LOCATED WITHIN 1/2 MILE RADIUS OR WALKING DISTANCE FOR MAJORITY OF RESIDENCES, TO PERMIT 236 (58%) UNITS TO BE LOCATED OUTSIDE SAID RADIUS.

3. MODIFICATION FROM s. 11.2.8.a.2.b.(c)(3), CUL-DE-SACS PROHIBITED EXCEPT WHEN NECESSARY NEXT TO GEOGRAPHICAL FEATURES OR AT EDGE OF DEVELOPMENT AND NOT EXCEEDING 1,000', TO PERMIT 2 CUL-DE-SACS, 1 EXCEEDING 1,000' (1,440')

CALL BEFORE YOU DIG:  
"TURNING THE DIG-UP CORNER"  
1-800-432-4770

NOT A CONTRACT. THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION.

DATE	11/14/14
BY	LAKEPARK ESTATES
FOR	LAKEPARK ESTATES
REVISION	

DATE	11/14/14
BY	LAKEPARK ESTATES
FOR	LAKEPARK ESTATES
REVISION	

02014-090