



Lakewood Ranch Southeast

Planning Commission Meeting July 21, 2022

CPA-2022-B

- East County has rural zoning (5, 10 ,160 acre)
- 2050 has options for hamlet (transition to urban) and village (urban)
- This adds a Village Transition with higher density to replace hamlets



CPA-2022-B

- More Requests to convert hamlets to Village Transition will follow
- Green space buffer
 - Hamlet 500'
 - Village Transition 50' or less



CPA-2022-B

- Huge density increase

Rural	380
Hamlet	780
Village Transition	3900



Lakepark

- Lakepark Estates approved Dec. 10, 2014
- Ordinance No. 2014-090 with 13 Stipulations
- Stipulation 12 states:

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.

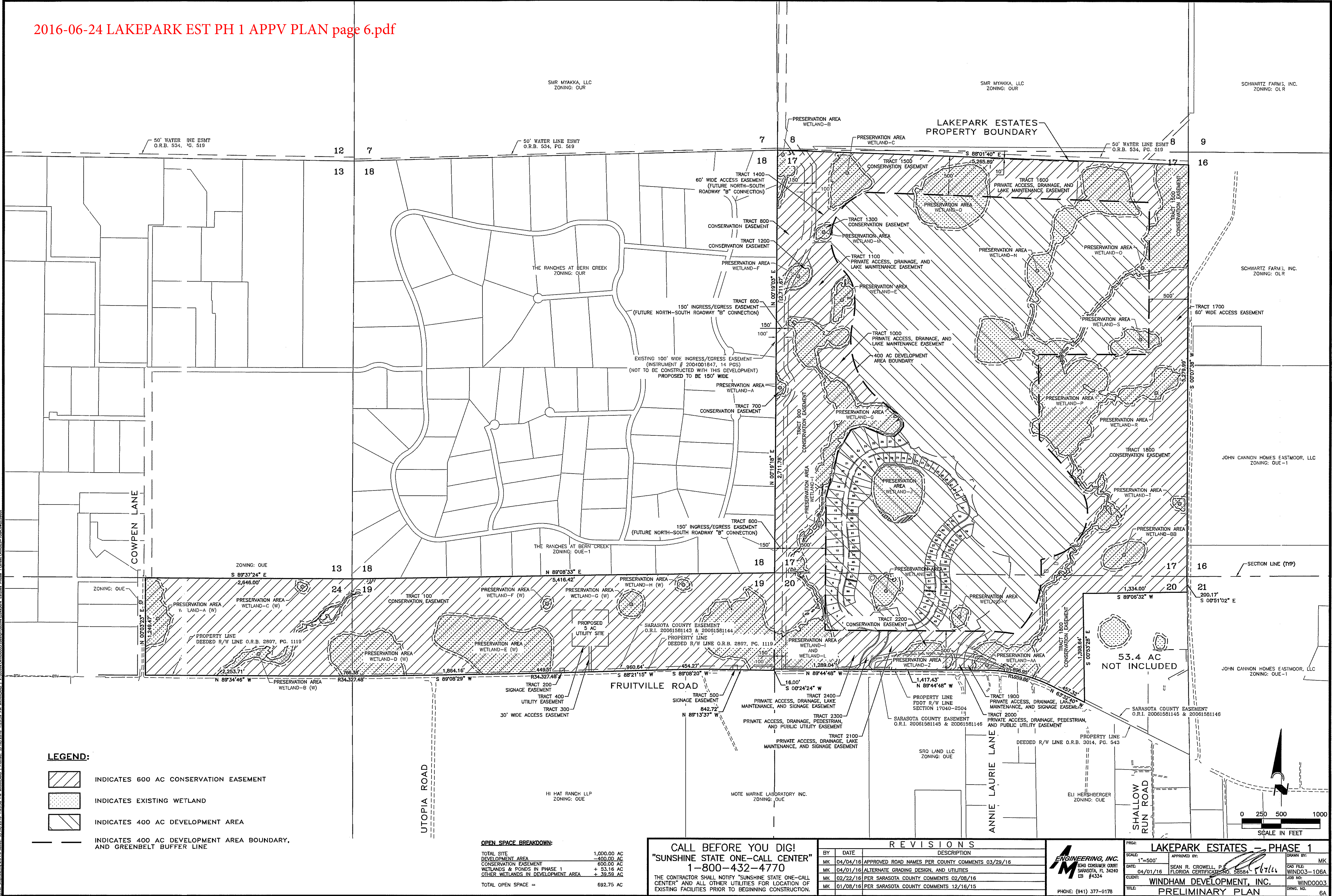
Never recorded as required



Lakepark

- 2016-06-24 LAKEPARK EST PH 1 APPV PLAN
- Page 6 – All Open Space and Green Space
- Shown as Conservation Easement





Lakewood Ranch SE

- LWR SE Application
- page 41
- All surrounding areas are agricultural or rural

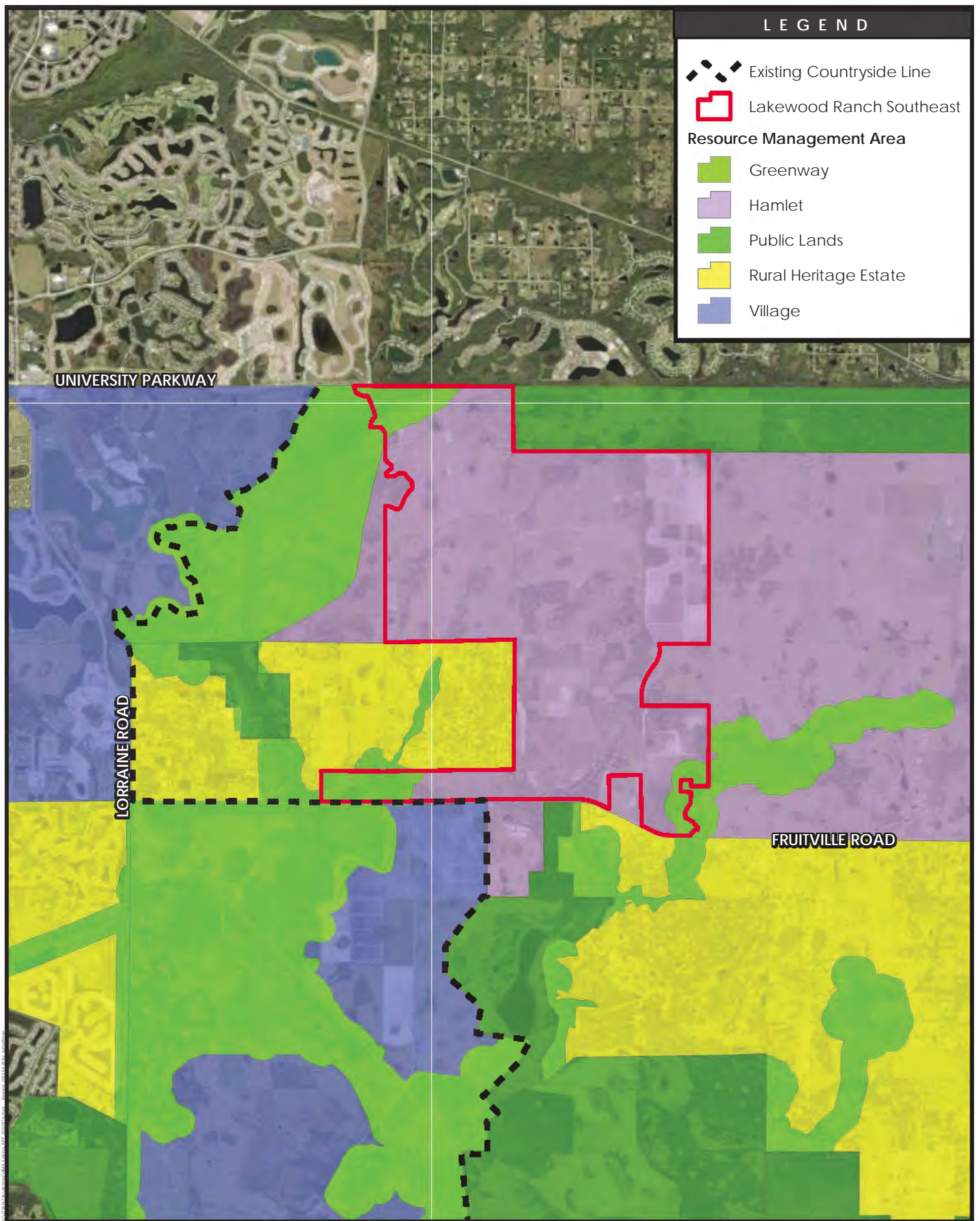




Lakewood Ranch SE

- LWR SE Application
- page 44
- RMA Land Use Map - Existing





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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 - Existing **Lakewood Ranch Southeast** April 2022

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 6900 Professional Pkwy E.
 Sarasota, FL 34240
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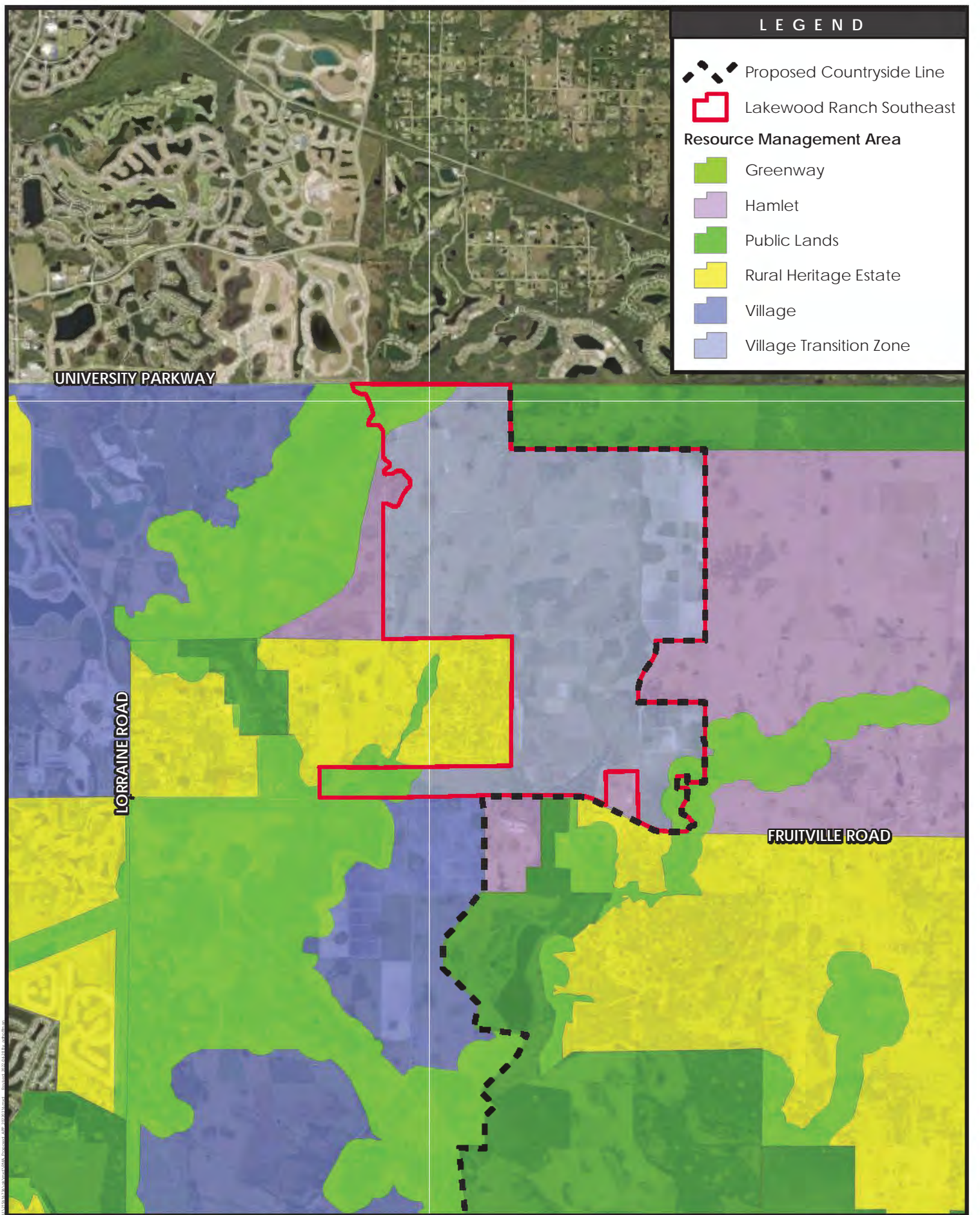
0 2,500 5,000 Feet



Lakewood Ranch SE

- LWR SE Application
- page 45
- RMA Land Use Map - Proposed





LEGEND

Proposed Countryside Line

Lakewood Ranch Southeast

Resource Management Area

Greenway

Hamlet

Public Lands

Rural Heritage Estate

Village

Village Transition Zone

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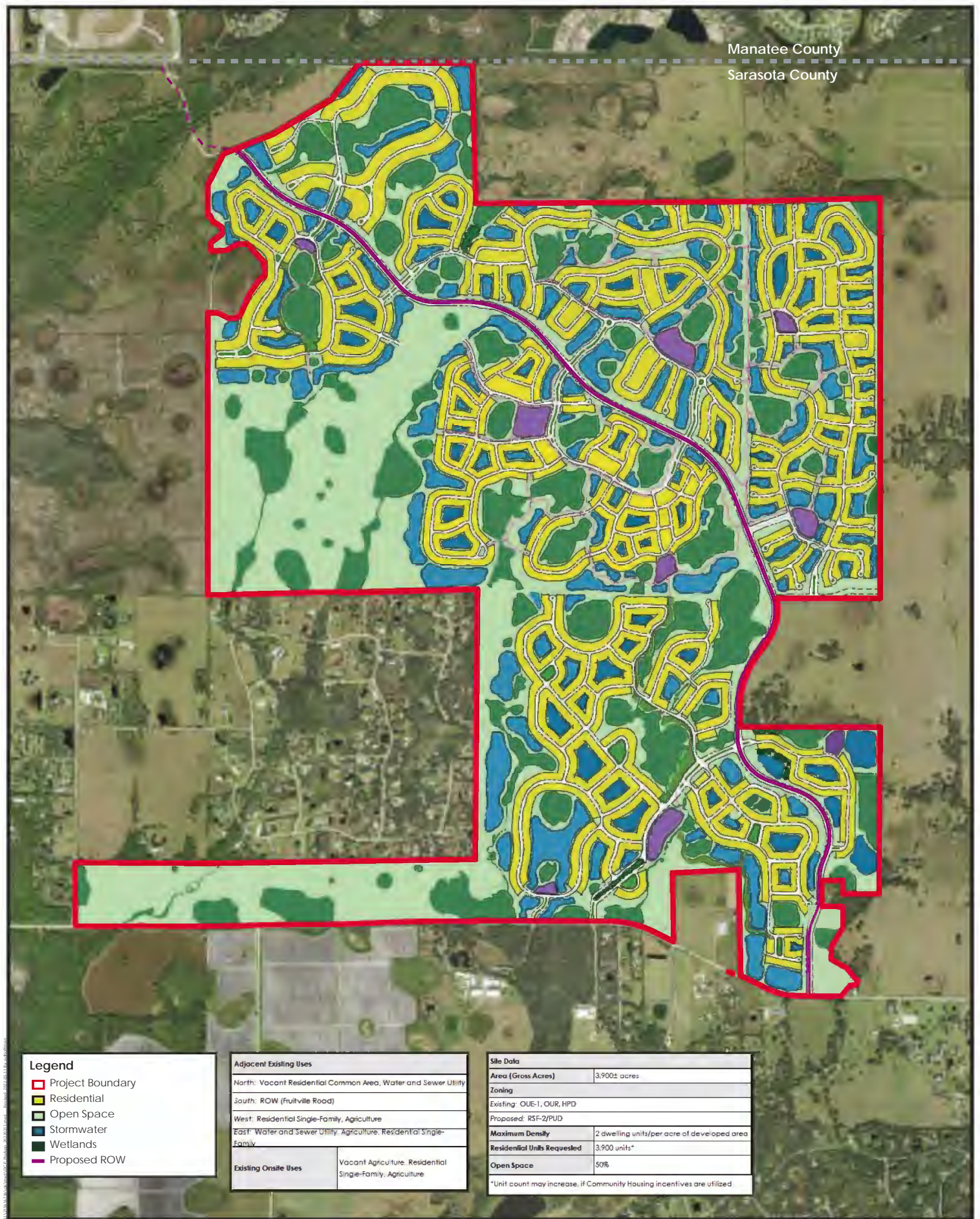
RMA Land Use Map - Proposed Lakewood Ranch Southeast April 2022

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Lakewood Ranch SE

- LWR SE Application
- page 103
- Development Concept Plan

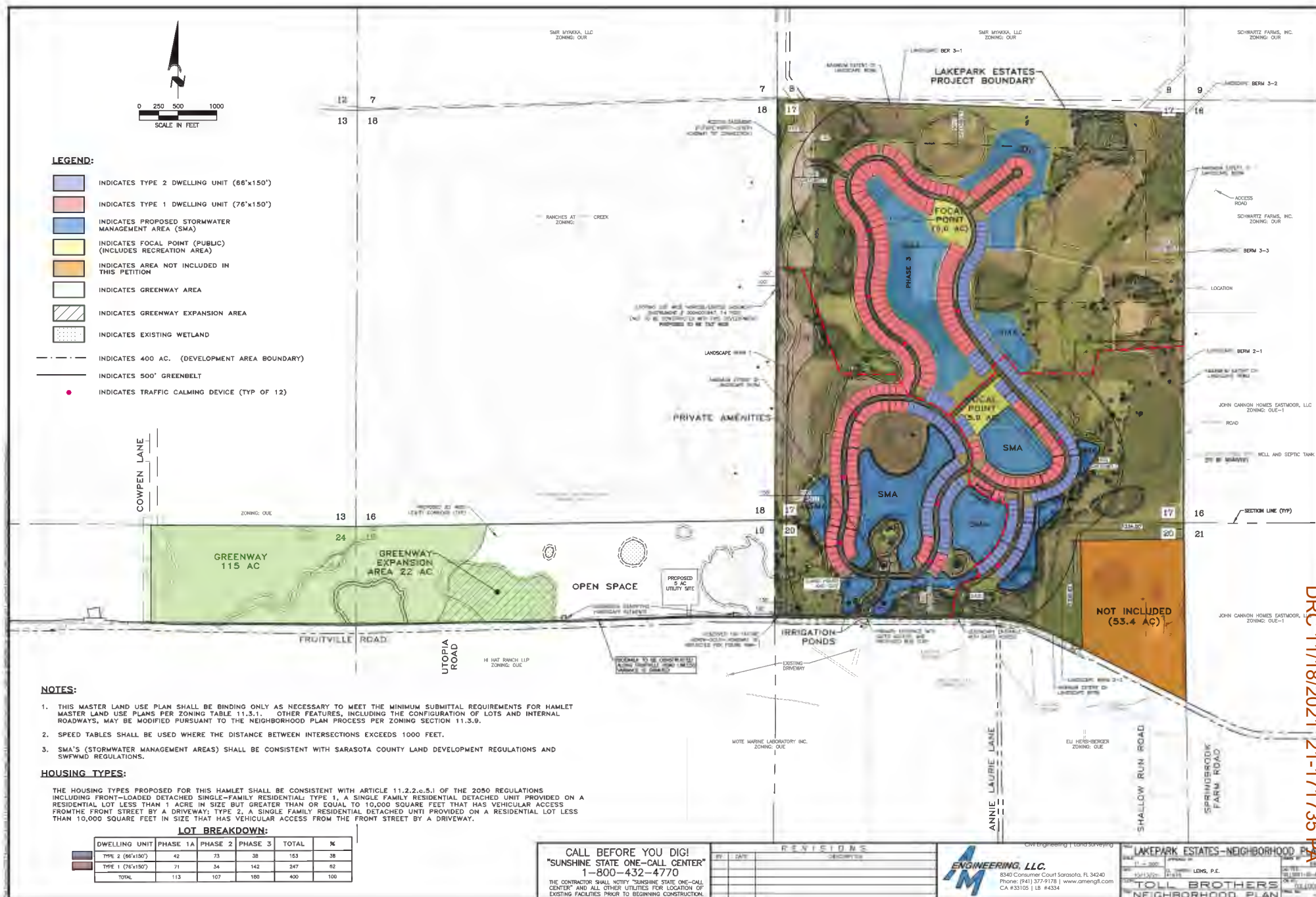




Lakepark Estate

- Lakepark Neighborhood Plan 2021-11-18
- page 11
- Open Space and Green Space





DRC 11/18/2021 21-171735 PA

Lakewood Ranch SE

- LWR SE Application
- page 103
- Development Concept Plan - cropped



