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6920 Professional Parkway
Sarasota FL 34240-8414

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Project/File: 215616736 – Lakewood Ranch Southeast

Greetings Sarasota County Staff, Neighboring Communities and Local Residents,

We received several questions and comments from the neighboring communities and residents regarding Comprehensive Plan Amendment (CPA) 2022-B (Lakewood Ranch Southeast) and the Lakewood Ranch Southeast Development of Critical Concern (DOCC)/Master Development Order (MDO) application following the neighborhood meeting. Many of the comments that were received expressed concerns regarding limited information at the time of the meeting. Understand, **Sarasota County requires us to conduct the Neighborhood Meeting prior to even being allowed to make an application**, so of course there is naturally limited information concerning the specifics of this (or any other similar application for that matter) at the time of such meeting.

Consistent with the intent of the process, by having the neighborhood meeting before application submittal, we took several comments into consideration as we prepared our application for both the CPA and DOCC. Those applications, with additional information, will now move through the process with continued opportunities for public review and input. We hope that you will review our applications as they address most of the questions raised about the CPA and DOCC. In this letter, we address questions and comments that were raised after the Neighborhood Workshop now that we have made the applications and are further along in the review process.

The property subject to CPA 2022-B and the DOCC/MDO application, known and referred to as Lakewood Ranch Southeast ("LWR SE"), is intended to follow a Master/Incremental form of development. Specific project details are available in the Development of Critical Concern (DOCC)/Master Development Order (MDO) application that is currently under review by Sarasota County staff. Additional project details consistent with the CPA and DOCC will become available during future Rezone application(s) after approval of the DOCC/MDO (such as the location and size of stormwater ponds, specific product types, specific details regarding buffer vegetation, etc.) when those specific details are fully developed. Neighborhood Workshops will be required for all future Rezone applications. To ensure that the public has access to the application package and ability to relay their questions and/or concerns, there are multiple avenues for participation, available at various points in the review process.

The LWR SE project will engage in the following functions, each of which allow for public participation:

- CPA Planning Commission Hearing ~ Scheduled August 4, 2022
- CPA Board of County Commissioners Hearing ~ October 2022
- DOCC/MDO Planning Commission Hearing ~ September 15, 2022
- DOCC/MDO Board of County Commissioners Hearing ~ October 25, 2022
- Rezone Neighborhood Workshop(s) ~ Date(s) TBD
- Rezone Planning Commission Hearing(s) ~ Date(s) TBD
- Rezone Board of County Commissioners Hearing(s) ~ Date(s) TBD

Design with community in mind

Additionally, any citizen is encouraged to directly reach out to the Sarasota County Planning Department and/or Stantec to relay any suggestions and/or concerns, at any point in the review process.

Following the questions and comments relayed to us by the neighboring communities and residents after the neighborhood workshop, we have prepared the following:

Clarifications on Compatibility/Need:

LWR SE will work to ensure compatibility with surrounding development in a variety of methods, including:

- The requirement of 50% Open Space, with the ability to reduce to a minimum of 43% Open Space under certain conditions (1,772 - 2,060 ± acres). *See proposed VTZ Policy 3.1.* Pursuant to the DOCC/MDO application, the proposed Open Space shown on the VTZ Master Plan reflects not only internal preservation, but regional connectivity to offsite open space areas adjacent to the project area. Such open space shall not include platted lots, rather the open space will be owned and maintained by an entity such as a Homeowners Association or Stewardship District.
- The inclusion of Greenbelts – Proposed VTZ Policy 3.2 within the Comprehensive Plan Text Amendment includes the regulations for Greenbelts on the property. The VTZ Master Plan, which is included in the separate DOCC/MDO application, indicates the location of the proposed Greenbelts for LWR SE. The inclusion and size range of the Greenbelts has been crafted intentionally to ensure buffering and setback from nearby residential properties and to allow for better maintenance and preservation of the lands. Additionally, in some areas, specifically those adjacent to existing residential development, it is planned to have additional acreage extend beyond the Greenbelt to provide an expanded buffer between the developed area and adjacent development. This VTZ Master Plan, including Greenbelt placement and size, will be thoroughly assessed by Sarasota County.
- The DOCC/MDO application includes a Fiscal Neutrality Report, which demonstrates that the proposed development will not be a cost to the current County residents and further justifies the market-driven, county-wide need for the proposed development in this area of the County.

Clarifications on the VTZ Master Plan:

- Pursuant to proposed VTZ Policy 2.2, LWR SE will have a maximum base density of one (1) unit per gross acre (4,120 units), with the ability to increase the density to a maximum of 5,000 dwelling units should the Developer elect to utilize the Incentivized Community Housing program in proposed VTZ Policy 2.3.
- LWR SE (4,120± acres total) will include a minimum of 43% - 50% Open Space, meaning that there will be 1,772 - 2,060 ± acres of Open Space and 2,060 - 2,348 ± acres of Developed Area. 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. More detailed information on specific Open Space design will be available with the Development Concept Plan(s) required at time of rezone(s).
- Wildlife and Species Protection – The VTZ Master Plan which is a part of the DOCC/MDO application incorporates planned Open Space and wildlife corridors, conducive to the protection of wildlife. These plans undergo systematic analysis and review, by both environmental scientists and the Sarasota

County Environmental Protection Division (EPD) to guarantee that the proposed development will allow for wildlife species and habitat protection.

Clarifications on Lakepark Estates:

- Lakewood Ranch has not purchased Lakepark Estates. Lakepark Estates will be incorporated into the Village Transition Zone; however, it's not going to result in any changes to Phase One of Lakepark Estates that has already been approved, as it will be compliant with the overall VTZ Master Plan. It should specifically be noted that the expanded buffer on the west side of Lakepark Estates adjacent to Bern Creek will remain pursuant to VTZ Policy 3.2. It should also be noted that a very large open space is planned for the area north of Bern Creek. One point that may not have been made clear is that the current North/South Road B on the Thoroughfare plan is currently designed to run down the east side of Bern Creek. However, pursuant to the DOCC/MDO application, this roadway is proposed to be relocated to the east and away from Bern Creek.

Clarifications on Transportation/Infrastructure:

- The section of Fruitville Road, along LWR SE, is maintained by Sarasota County (See County's thoroughfare plan) – FDOT does not maintain this section of Fruitville Road.
- A Traffic Impact Assessment has now been completed as part of the DOCC/MDO application process. This assessment includes the analysis of existing conditions, post-development conditions, identifying any needed transportation facility improvements necessary to provide safe and adequate access and service to the development project. The Assessment further identifies local and regionally significant traffic impacts on the roadway segments and intersections within the transportation impact area resulting from the proposed development together with improvements needed to mitigate such impacts. The Traffic Impact Assessment undergoes thorough review by the County's Transportation and Planning Department.
- Major infrastructure and utility improvements for LWR SE will be assured by utilizing the Lakewood Ranch Stewardship District. This will ensure that infrastructure needs will be addressed in an efficient and cost-effective manner, included, for example, the construction of Bourneside Boulevard (currently known as North/South Road B) as a 4-lane thoroughfare roadway from University Parkway to Fruitville Road. Moreover, the Developer, and/or Lakewood Ranch Stewardship District, will design and construct all required utility improvements, such as potable water and sanitary sewer, necessary to serve future development. A systematic analysis and review by Sarasota County staff is underway.

Environmental protections:

- The proposed project will utilize today's protections of the environment, unlike projects in nearby developments, which were designed and built years ago. For example, the resulting homesites within LWR SE will not utilize septic systems, which have proved to be problematic, especially where adjacent to stream systems. Rather, the homes in LWR SE will connect to the County sewer system. The project will not plat lots through wetlands, streams, open space areas or buffers, assuring protection of these spaces and ownership through a homeowners association or other appropriate entity. The project will also have pre- and post-development monitoring of surface and groundwater pursuant to a plan approved by the County.

Locations of Unified Development Code (UDC) Sections:

- Outdoor Lighting: See Section 124-126.
- Incentives for affordable housing: See Section 124-271.(c)(3)d.5. for similar incentive structure for affordable housing

We trust this information addresses comments and concerns raised by residents at the Neighborhood Workshop. Please do not hesitate to reach out to our team if you have any other questions.

Respectfully,

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