

KEEP THE COUNTRY ... COUNTRY



FROM THIS .....



TO THIS .....



**CPA 2022-B AND RELATED  
DEVELOPMENT OF CRITICAL  
CONCERN WILL DESTROY OVER  
4,000 ACRES OF OUR PRECIOUS  
RURAL LANDS**

PAVING PAT NEAL  
AND SCHROEDER-  
MANATEE RANCH  
(SMR) WANT TO  
PAVE OVER OUR  
RURAL LANDS

### **CPA 2022-B VILLAGE TRANSITION ZONE (VTZ)**

- Create a new overlay Resource Management Area (RMA)
- Use VTZ instead of Village or Hamlet in 2050 Plan
- Consumes previously approved Lake Park Estates Hamlet
- Text Amendment and Map Amendment

### **DEVELOPMENT OF CRITICAL CONCERN (DOCC)**

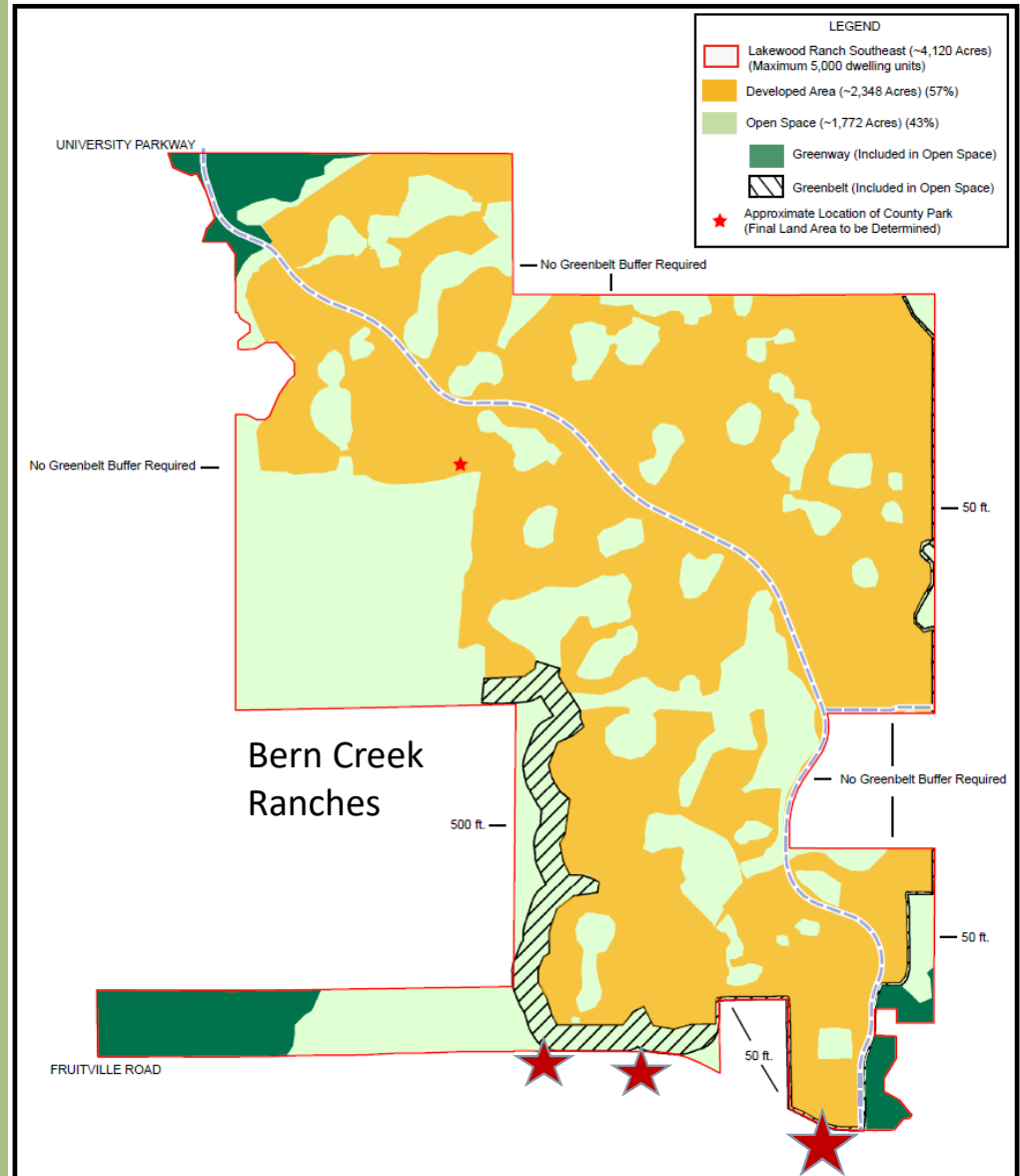
- Over 4,000 Acres of rural land with 5,000 dwelling units
- Generates 47,000 additional daily vehicle trips on roadways
- Master Development Order

### **CPA 2021-G**

- County initiated amendment to change the master thoroughfare plan
- Will change Fruitville Road from 2-lane to 4-lane east of Lorraine Road - BUT NO MONEY FOR THIS PROJECT

# PAVING PAT NEAL'S CPA 2022-B CONCEPT PLAN

- Over 4,000 acres spanning from University Parkway to Fruitville Road
- 5,000 dwelling units
- 47,000 additional daily vehicle trips on our roadways
- New 4-lane road intersection with Fruitville just east of the S-curve
- 2 new entrances to Lake Park Estates on north-side of Fruitville west of the S-curve
- 2 new entrances to Hi Hat on south-side of Fruitville east of the S-curve



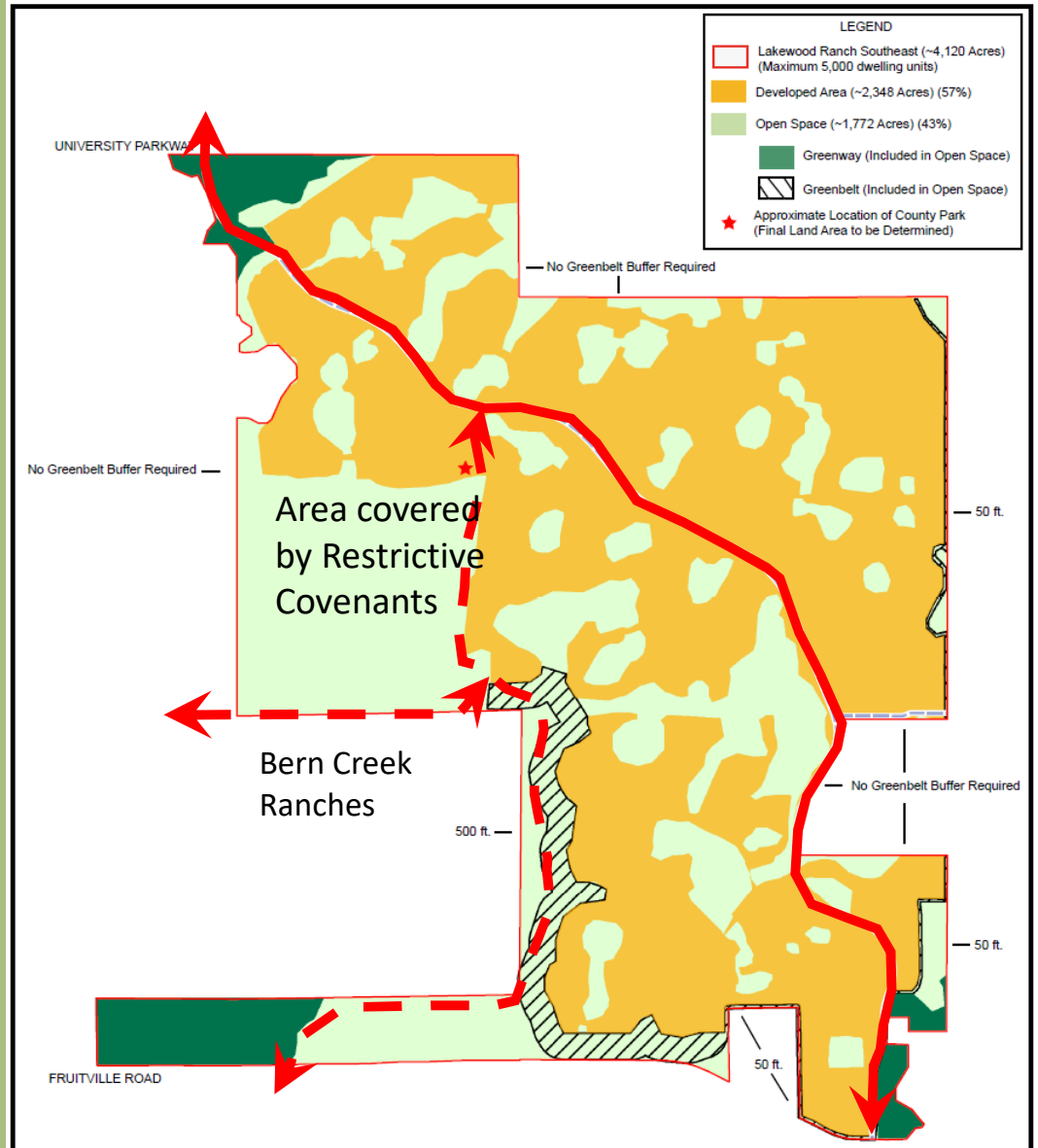


# CONCEPTUAL TRAILS MAP

POTENTIAL PUBLIC TRAIL WRAPPING  
AROUND BERN CREEK

RESTRICTIVE COVENANTS PROTECTING  
WETLANDS NORTH OF BERN CREEK AS  
PART OF FPL TRANSMISSION LINE  
SETTLEMENT

REDUCED BUFFERS FROM 500 FT FOR  
HAMLET & VILLAGE TO 50 FT FOR VTZ  
AS CLOSE AS 50 FT TO FRUITVILLE ROAD



## **WHAT PAVING PAT NEAL WANTS TO DO TO US**

### **HUGE INCREASE IN DENSITY**

- Increasing dwelling units to 5,000
- 717 homes allowed under current zoning
- Maximum of 1,600 dus if rezoned to Hamlet

### **STORMWATER/FLOODING**

- Increased impervious area
- Drainage changed from sheet flow and channelized
- Increased runoff – when water table is at soil surface, ponds don't work

### **LOSS OF RURAL QUALITY OF LIFE**

- Light pollution interfering with viewing stars and night sky
- City people don't understand our land or our animals
- Ongoing noise from huge increase in people living in this area
- Agriculture is eliminated from eastern Sarasota County

### **NO DEMONSTRATED NEED FOR INCREASE IN DWELLING UNITS**

- County staff report in October 2020 found approved available land provides 238% to 299% of capacity projected as needed over 10 years
- No benefit to residents

### **TRAFFIC IMPACTS/SAFETY**

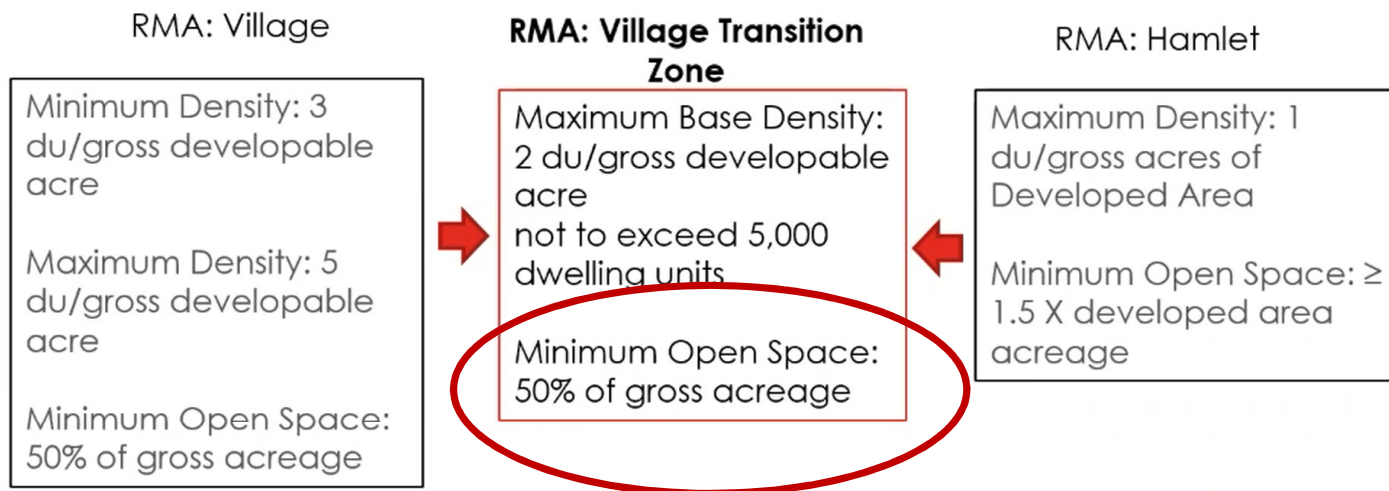
- 47,000 additional vehicle trips per day on road system
- Multiple roadways intersecting at most dangerous part of Fruitville Rd

## INFORMATION PRESENTED IN APRIL 7, 2022 “NEIGHBORHOOD” WORKSHOP

### Proposed Request: Comprehensive Plan Amendment

#### Comprehensive Plan Text Amendment

Conference ID: 541 697 069#



## REDUCED OPEN SPACE/GREENWAYS

- **Open Space at only 43%**  
**Rural development is 80%    Even Hamlet requires 60%**
- Information from DOCC Application, Master Development Order Draft

Table C-3: Development Base Information

Development Base Information		
Lakewood Ranch Southeast Area Composition		
<u>Land Use</u>	<u>Area (AC)</u>	<u>% of Total Acreage</u>
Developed Area	2,348±	57%
Open Space	1,772±	43%
Sub-Total	4,120±	100%
Total Residential Units (Maximum)	5,000	



## WHAT ARE WE DOING?

- **CREATED KEEP THE COUNTRY, INC.**
  - Not for profit entity with purpose of protecting eastern Sarasota County rural areas, environment, quality of life, agricultural uses and encouraging low density development
  - Keep the Country, Inc. Board includes Mike Hutchinson, Susan Schoettle-Gumm, Becky Ayech, Cindy Martin and Deb McCabe
  - Donations are needed to fund experts and cover expenses
- **WORKING WITH MIAKKA COMMUNITY CLUB**
  - Founded in 1948 with motto to conserve and protect the rural area
  - Hired leading Florida land use litigator Richard Grosso to help this fight
  - Donations needed to fund legal services of Richard Grosso
- **WORKING WITH MANASOTA-88**
  - Founded over 50 years ago to fight to protect environment and public health
  - Designated steward of linear wetlands governed by restrictive covenants
  - Donation needed to fund environmental consultants
- **SPREADING THE WORD AND GETTING SUPPORT**
  - We have endorsements of our position against CPA 2022-B and related items from three candidates for County Commission, ECOSWIFT, HOAs, Environmental Caucus – Sarasota Democrats, 1000 Friends of Florida ... and more in the works
  - Keep the Country ... Country signs out and available, postcards, this meeting

WHAT CAN WE  
ALL DO  
RIGHT NOW?

PART 1

- SIGN UP FOR EMAILS FROM KEEP THE COUNTRY, INC. AND KEEP THE COUNTRY ... COUNTRY – DO THIS AT SARASOTACOUNTRY.NET (not County)
- DONATE FUNDS TO HELP SUPPORT THIS FIGHT AND PRESERVE OUR RURAL LANDS AND WAY OF LIFE
- TALK TO YOUR NEIGHBORS AND FRIENDS ACROSS THE COUNTY – THERE ARE MORE OF US THAN THERE ARE OF THEM IF WE WORK TOGETHER
- TALK TO YOUR HOA AND COMMUNITY GROUPS AND ASK THEM TO ENDORSE OUR POSITION  
(and then let us know so we can thank them)

WHAT CAN WE  
ALL DO?  
  
PART 2

- RESPOND TO ACTION ITEMS IN EMAILS
- PLANNING COMMISSION PUBLIC HEARING IS ON AUGUST 4, 2022, 5PM – PLEASE COME AND BRING YOUR FAMILY AND YOUR NEIGHBORS
- SEND EMAILS – TARGETED MESSAGES WILL BE PROVIDED TO YOU IN ACTION EMAILS AND ON OUR WEBSITE – [SARASOTACOUNTRY.NET](http://SARASOTACOUNTRY.NET)
- CALL PLANNING COMMISSIONERS AND COUNTY COMMISSIONERS AND TELL THEM TO VOTE NO
- ATTEND ALL HEARINGS – YOUR PRESENCE SPEAKS VOLUMES EVEN IF YOU DON'T SAY A WORD
- VOTE AND SUPPORT GOOD CANDIDATES

**SAY NO TO THIS .....**



**AND THIS .....**





**KEEP THIS .....**



**AND THIS .....**

