

**SARASOTA COUNTY COMMISSION PUBLIC HEARING**

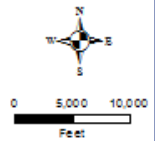


**RZ 16-37**

**REZONE PETITION NO. 16-37**

**MARCH 1, 2017**

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APPENDIX D – COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

APPENDIX E – CORRESPONDENCE

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## PETITION SUMMARY

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The Applicant is proposing to develop approximately 14.48 acres with 29 dwelling units in a cluster housing development on three parcels of land. The proposed subdivision is located west of Honore and north of Berger St., south of Ashton and east of Colony Lakes, at 5516 Honore Avenue. The project includes:

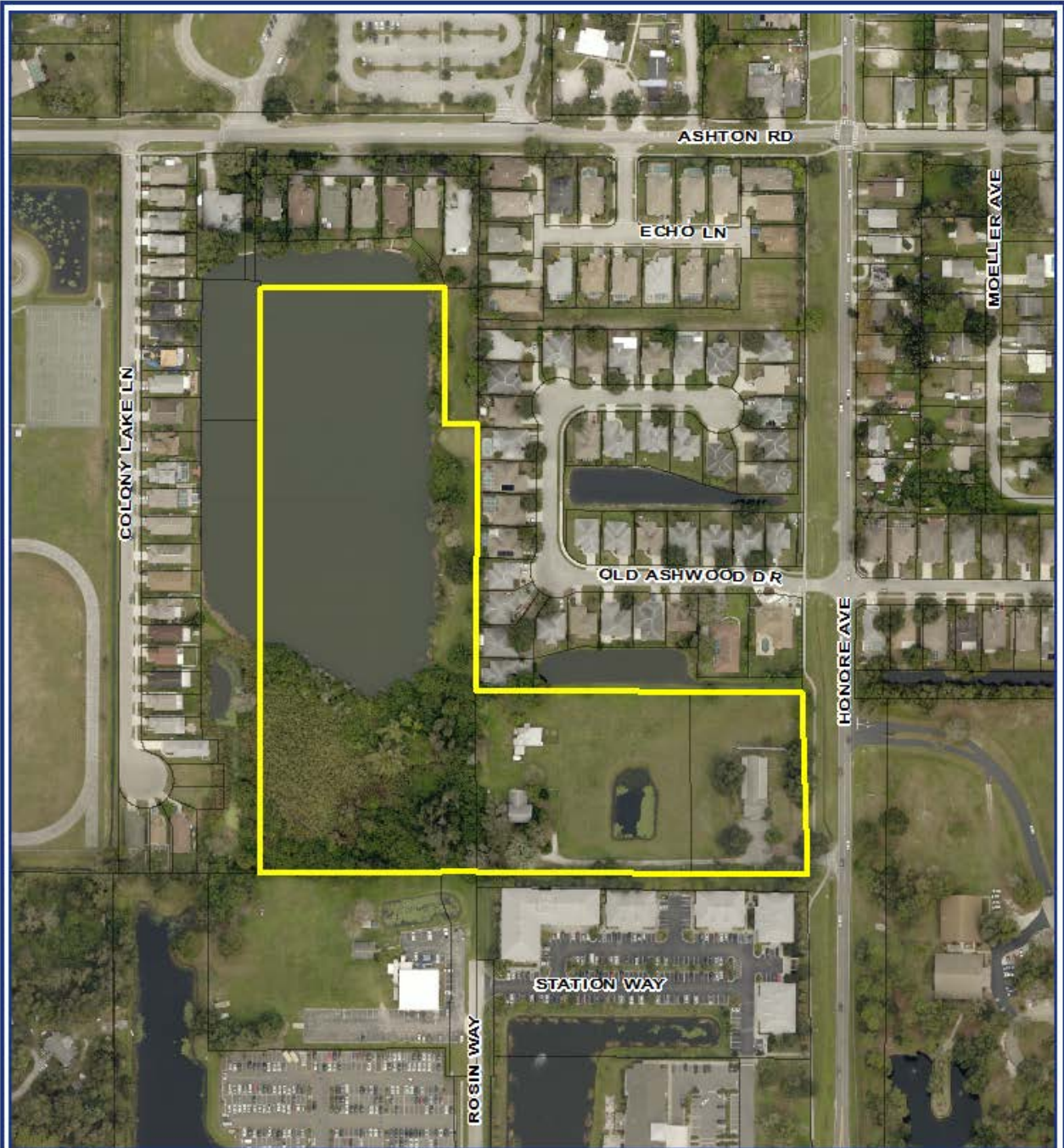
1. Rezone Petition (RZ) No. 16-37

The rezone petition proposes to change the zoning district from OUE-1 (Open Use, Estate, 1 unit/5 acres) and RSF-3 (Residential, Single Family, 4.5 units/acre) with stipulations, to RSF-3 with amended stipulations.

- This is a **Non-Binding Development Concept Plan**.
- There are **three** Stipulations recommended by review agencies, and **two** additional Stipulations recommended by the Planning Commission.
- There are **two** existing stipulations on the westerly parcel, which are recommended for removal and replacement with five new stipulations on all three parcels.

<b>PROJECT NAME</b>	Honore Subdivision			
<b>STAFF</b>	Nalini Johnson, Planner – 861-5142			
<b>AGENT</b>	Robert Medred – 941-374-5844 -robertobomo@aol.com Genesis Planning and Development Inc. 5972 River Forest Circle, Bradenton, FL 34203			
<b>OWNER</b>	Seagate Investments LLC P.O. Box 5337, Douglasville, GA 30154-006			
<b>PROJECT LOCATION</b>	Southeast quadrant of Honore Avenue and Ashton Rd., and pond open space, 5516 Honore Ave.			
<b>ACERAGE/SIZE</b>	14.48 acres +/-			
<b>PUBLIC ROAD FRONTAGE/ACCESS</b>	Honore Avenue			
<b>FUTURE LAND USE (FLU)</b>	MDR - MODERATE DENSITY RESIDENTIAL (>2 AND <5 DUs/ACRE)			
<b>CURRENT ZONING</b>	OUE-1 (OPEN USE ESTATE 1 unit/5 acres) and RSF-3 with stipulations (RESIDENTIAL, SINGLE FAMILY 4.5 units/ac)			
<b>CURRENT USE</b>	Former Dog Kennel, Single family home, Open Space/Ponds			
<b>IMPLEMENTING ZONE DISTRICTS</b>	RSF-1, RSF-2, RSF-3			
<b>FLU PROPOSED</b>	MDR - MODERATE DENSITY RESIDENTIAL (>2 AND <5 DUs/ACRE)			
<b>ZONING PROPOSED</b>	RSF-3 with amended stipulations (Residential, Single Family, 4.5 units/acre)			
<b>UNITS PROPOSED</b>	29			
<b>DENSITY PROPOSED</b>	2 units/ac			
<b>OPEN SPACE PROPOSED</b>	50%			
<b>SURROUNDING PROPERTIES</b>		<b>FLU</b>	<b>ZONING</b>	<b>LAND USE</b>
	<b>North</b>	MDR	GU, RSF-3 and RSF-4	Single Family Residences
	<b>East</b>	MDR and O/MFR	OUE-1	Place of Worship
	<b>South</b>	O/MFR and MEC	OPI, IR	Office, Retail, Hotel
	<b>West</b>	MDR	GU, RSF-3	Single Family Residences, Public School
<b>PUBLIC INPUT RECEIVED</b>	One compliant Neighborhood Workshop Nov. 7, 2016; one follow-up summary email from Mr. Victor Lippa; and, one speaker at the Planning Commission meeting January 19, 2017.			

# MAP SERIES



 RZ 16-37

## 2016 Aerial REZONE PETITION NO. 16-37

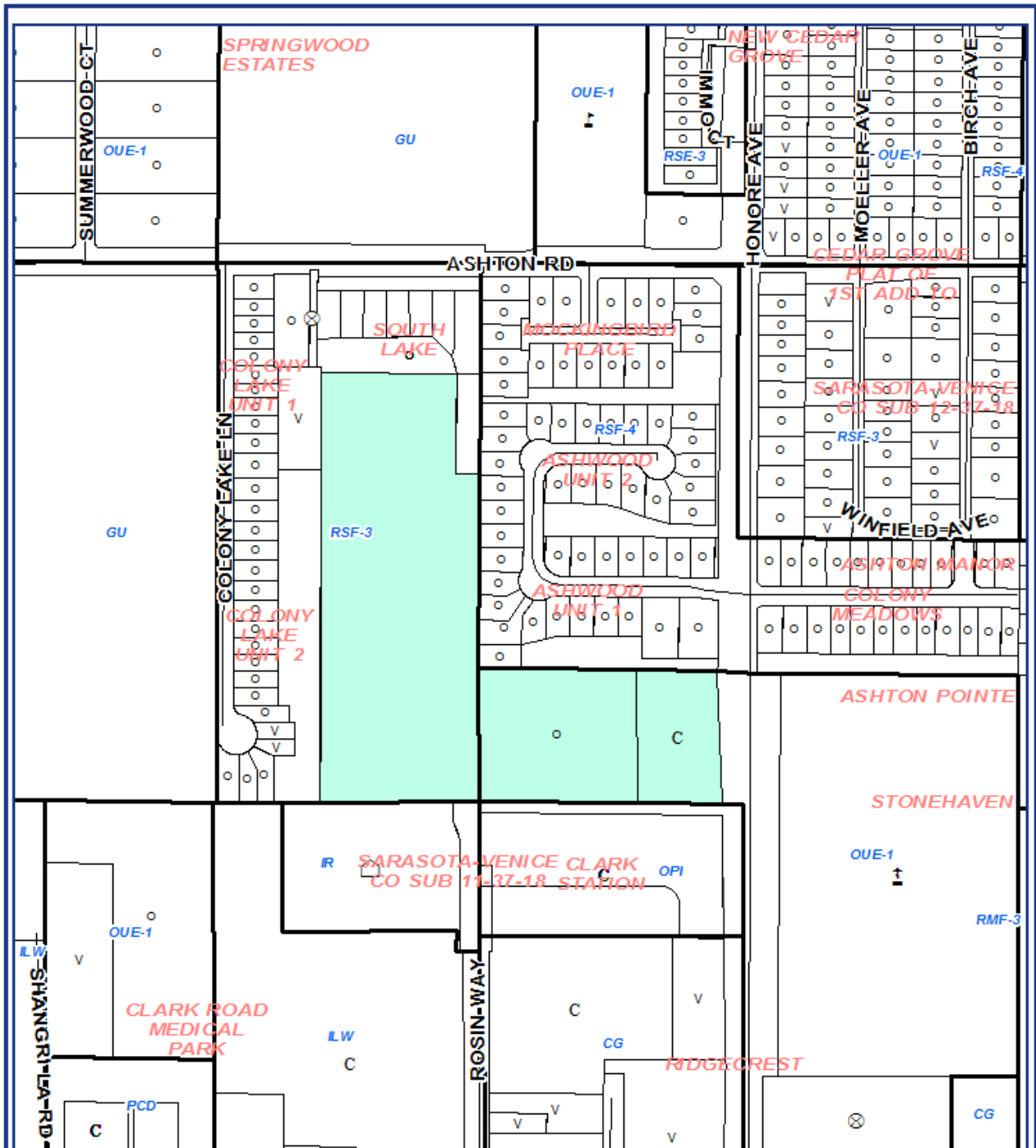
  
Sarasota County  
sarasota.fl.gov | 941.861.5000



0 200 400  
Feet

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Aerial Imagery Provided by iStockphoto.com  
Sarasota County, FL  
January 2016  
9.5" Resolution  
N.A.S. 1983 NADN State Plane Florida West FIPS 5002 (U.S. Survey Feet)  
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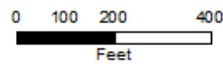
## GENERAL AREA MAP REZONE PETITION NO. 16-37

- AREA OF CONSIDERATION
- ZONING DISTRICT DESIGNATION

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- |              |               |                         |               |
|--------------|---------------|-------------------------|---------------|
| AGRICULTURAL | HOSPITAL      | OFFICE AND PROFESSIONAL | SCHOOL        |
| CHURCH       | INDUSTRIAL    | OTHER                   | SINGLE FAMILY |
| COMMERCIAL   | INSTITUTIONAL | PARK                    | UTILITY       |
| DUPLEX       | MOBILE HOME   | PLACE OF WORSHIP        | VACANT        |
| MULTI-FAMILY |               |                         |               |

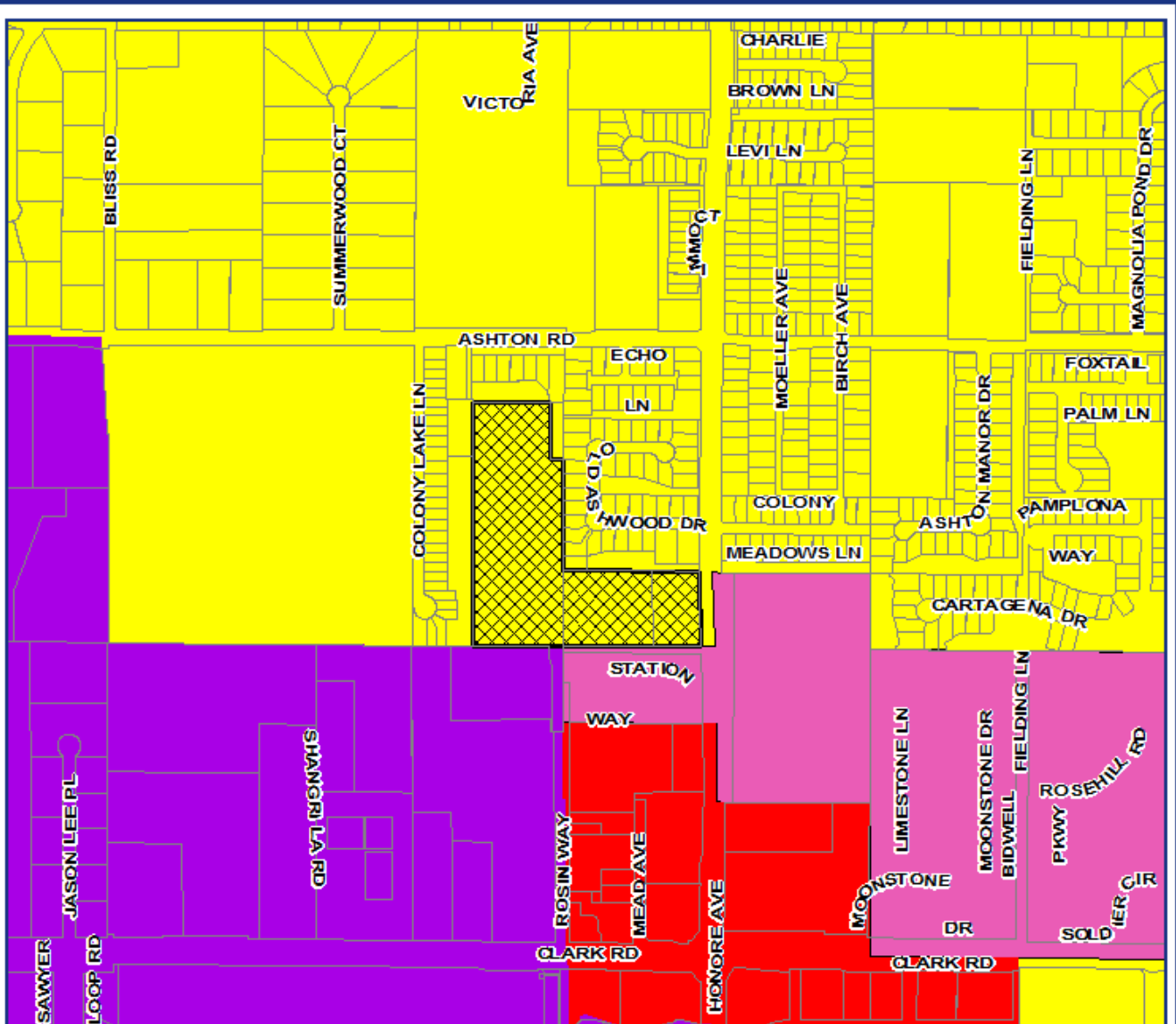
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Map published using ArcGIS 10.x by cshendri on Thursday, December 08, 2016

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# FUTURE LAND USE DESIGNATION

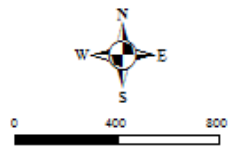
## REZONE PETITION NO. 16-37

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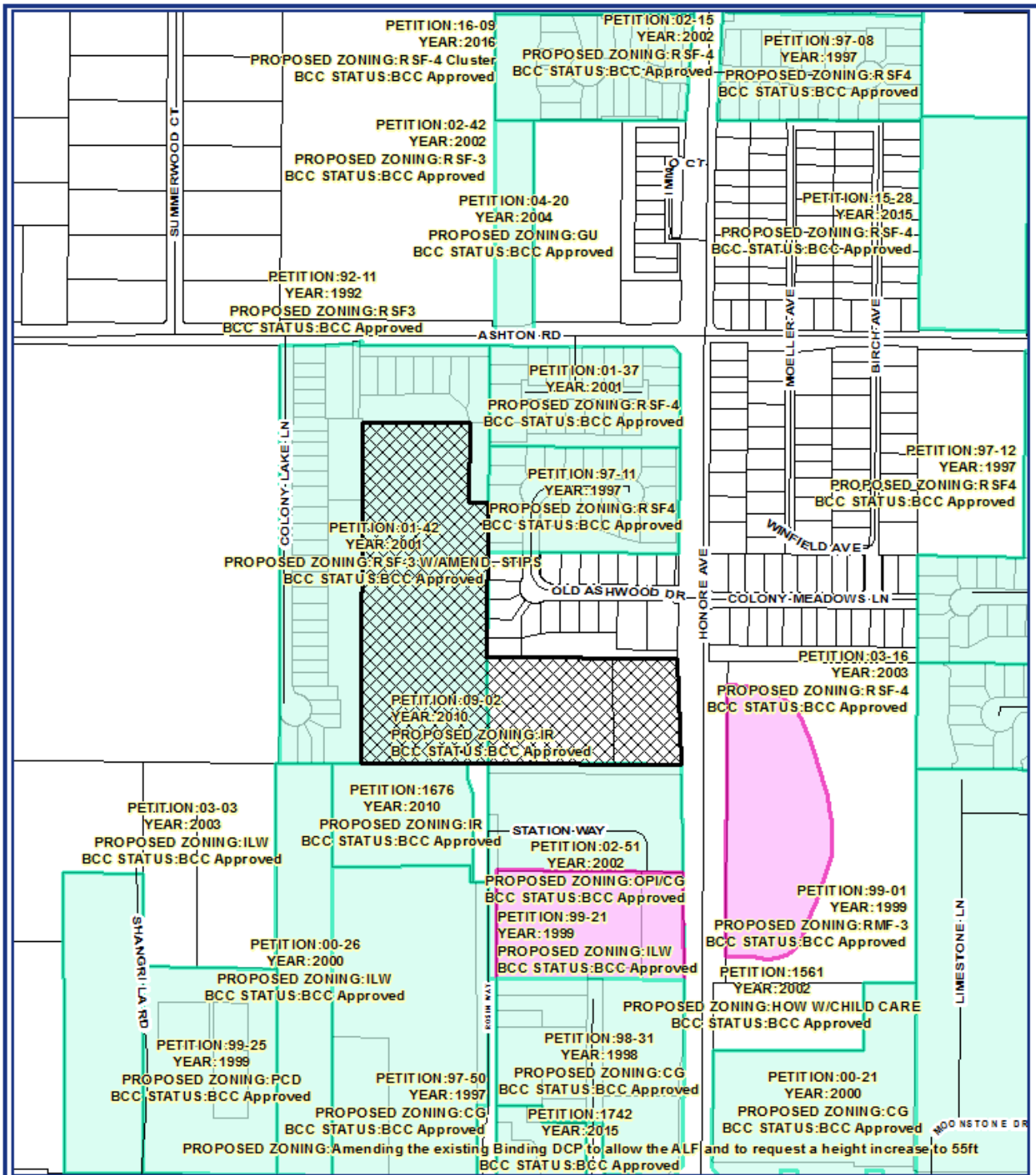


NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENT OF THE SARASOTA COUNTY COMPREHENSIVE PLAN AS ADOPTED BY SARASOTA COUNTY ORDINANCE NO.89-18, AS THE SAME MAY BE AMENDED FROM TIME TO TIME. THE BOUNDARIES OF LAND USE DESIGNATIONS, WHERE THEY HAVE BEEN ESTABLISHED, MAY BE REVIEWED AT SARASOTA COUNTY PLANNING SERVICES, 1660 RINGLING BOULEVARD, SARASOTA, FLORIDA.

LOW DENSITY RESIDENTIAL (< 2 DUs/ACRES)	OFFICE/MULTI-FAMILY RESIDENTIAL	PUBLIC AIRPORT FACILITY
MODERATE DENSITY RESIDENTIAL (≥ 2 AND < 5 DUs/ACRE)	COMMERCIAL HIGHWAY INTERCHANGE	PRIVATE AIRPORT FACILITY
MEDIUM DENSITY RESIDENTIAL (≥ 5 AND ≤ 9 DUs/ACRE)	MAJOR EMPLOYMENT CENTER - MEC	FUTURE THOROUGHFARES
HIGH DENSITY RESIDENTIAL (> 9 AND ≤ 13 DUs/ACRE)	MAJOR GOVERNMENT USES	RZ 16-37
SEMI-RURAL	PUBLIC CONSERVATION/PRESERVATION	
RURAL	INCORPORATED AREA	
BARRIER ISLAND	WATER	
COMMERCIAL CENTER	URBAN SERVICE AREA BOUNDARY	
COMMERCIAL CORRIDOR	FUTURE URBAN SERVICE AREA BOUNDARY	
COMMERCIAL CENTER (UNDEFINED BOUNDARIES)		



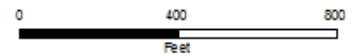
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 RZ 16-37

# TRACKING DEVELOPMENT REZONE PETITION NO. 16-37

Sarasota County  
6397 Palmetto Ave. Sarasota, FL 34231



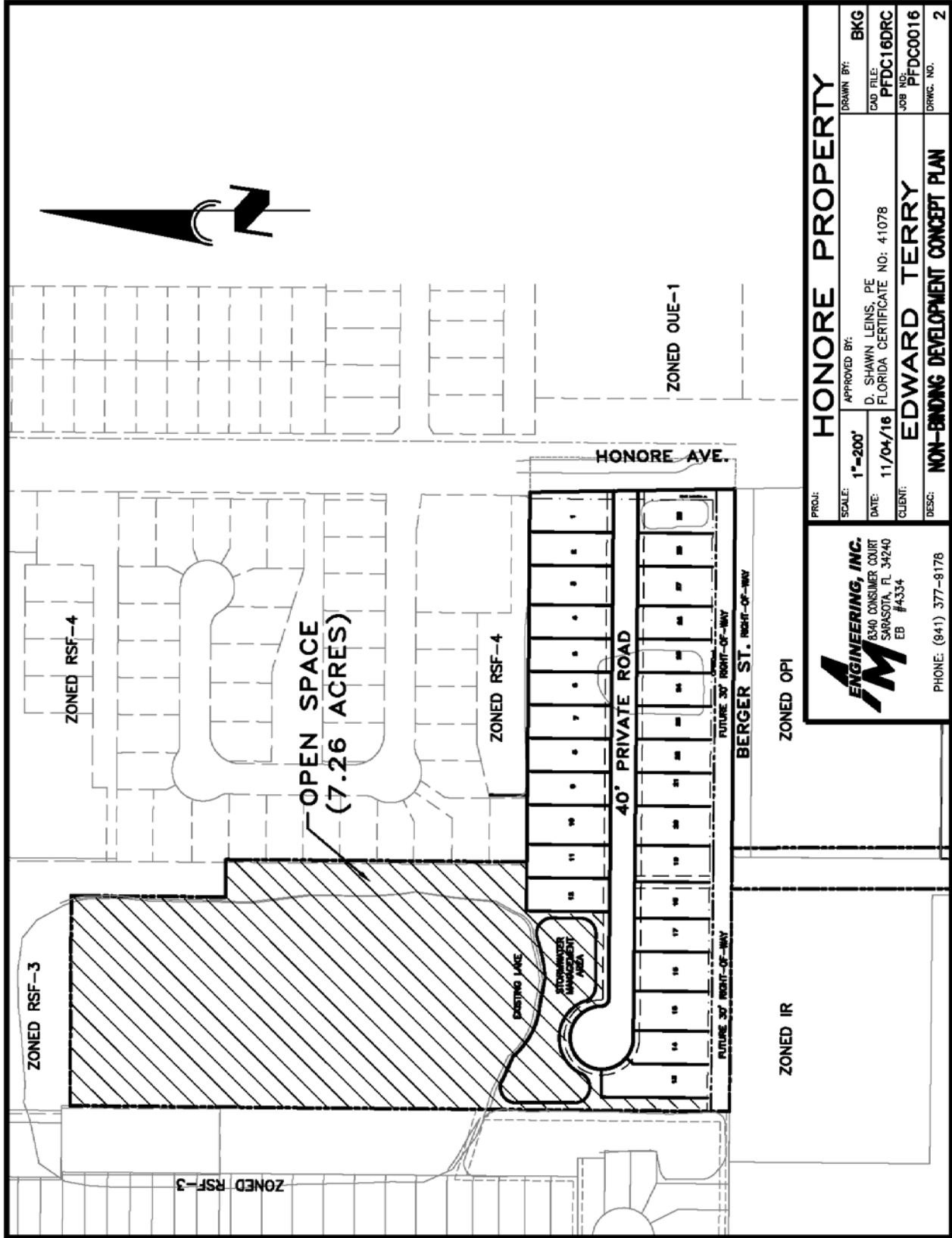
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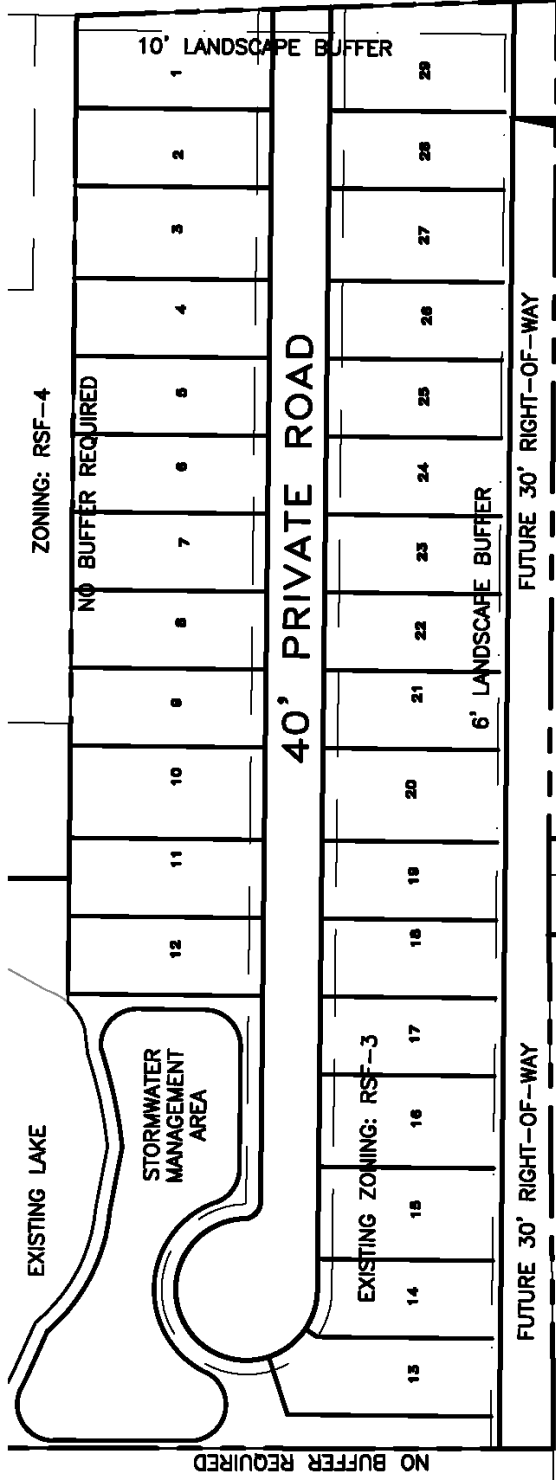
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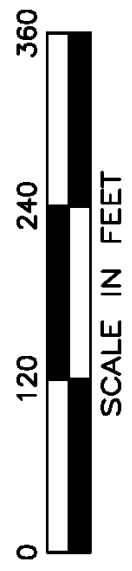


Non-Binding Development Concept Plan





HONORE AVE.



**SITE DATA**

1. SITE: PID NO'S 0092-01-0005, 0092-08-0001, & 0092-08-0003  
 2. TOTAL ACREAGE: 14.48 ACRES

PID NO. 0092-01-0005: 9.87 ACRES IN SIZE  
 EXISTING ZONING: RSF-3 WITH STIPS

PID NO.S 0092-08-0001 & 0092-08-0003: 4.61 ACRES IN SIZE  
 EXISTING ZONING: OUE-1

- 3. PROPOSED ZONING: RSF-3 WITH STIPS
- 4. PROPOSED DENSITY: 29 DWELLING UNITS ON 14.48 ACRES = 2.03 DU'S ACRE
- 5. CLUSTER HOUSING IS PROPOSED
- 6. OPEN SPACE: 30% REQUIRED, 50.14 % PROPOSED
- 7. STORMWATER AREA PROVIDED: 0.58 ACRES
- 8. ROAD: 40' PRIVATE STREET

		<b>HONORE PROPERTY</b> APPROVED BY: BKG D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078	
PROJECT: HONORE PROPERTY SCALE: 1"=120' DATE: 11/04/16 CLIENT: EDWARD TERRY DESC: NON-BINDING DEVELOPMENT CONCEPT PLAN	DRAWN BY: BKG CAD FILE: DMIND07DRC JOB NO: DMIND0007 DRAWG. NO: 1		

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## RECOMMENDED REZONE NO. 16-37 STIPULATIONS

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1. Development on the subject property shall be in conformance with the Conditions for Development Approval contained in the Clark Road Corridor Plan, No. 91-02-SP, Ordinance No. 2000-016, as amended.
2. Access to Honore Avenue shall be restricted to right-in/right-out turning movements only when Honore Avenue is improved as a two (2) lane divided facility or widened to a four (4) lane divided roadway.
3. The Master Surface Water Management Plan shall be consistent with the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan.
4. There shall be a maximum of 29 dwelling units on the subject property.
5. The Owner shall record a notice with each lot advising the lot owner that: (1) Honore Avenue is planned to be widened to four lanes with a median, (2) at such time Honore Avenue is widened, vehicular access to Honore Avenue will be restricted to right-in/right-out, and (3) Berger Street may be constructed to the south of the subject property. The notice will be in a form approved by the County Attorney.

The above stipulations supersede and replace the stipulations in Section 3 of Ordinance No. 92-69 and Section 3 of Ordinance No. 2001-085.

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## STAFF REPORT AND REVIEW AGENCY COMMENTS

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### PLANNING SERVICES REPORT

#### Proposed Development

The Applicant is proposing to develop a 29-dwelling unit cluster housing development. The proposed non-binding development concept plan also shows a stormwater management area focal feature for this cluster development, located to the west of the 29 developable lots, south of the existing stormwater pond.

The proposed lots shown in the development concept plan are proposed to be larger in size than the neighboring developments. According to the applicant, the proposed lots shown on the nonbinding development concept plan have two different lot sizes:

1. The majority are 54' wide x 120' deep with an approximate total lot square footage of 6,480 sq. ft.
2. The larger lots shown are 64' x 120' in size, with lot sizes of around 7680 sq. ft.

As a comparison, the neighboring Colony Lake development to the west has the following lot sizes: 42' x 110' (4620 sq. ft.) and 50' x 110' (5500 sq. ft.). The neighboring Old Ashwood Dr. development to the north has the following lot size: 60' x 100' (6000 sq. ft.).

Once all three parcels are assembled into an RSF-3 zoning district designation, the density on the subject property would be allowed to be increased to just under 5 dwelling units per acre, for a total of 65 dwelling units. However, site development could be constrained by floodplain requirements, which will both need to be provided on site and which could physically prohibit development to full density potential as per the future land use plan. In order to obtain a larger number of units than the ones proposed, the applicant would first need to demonstrate an ability to provide floodplain compensation or an additional stormwater pond on site. Should this be possible, then more units could be requested through the land development process, once this rezone petition is approved.

#### **Staff Report Update:**

The current rezone petition contains a Stipulation proffered by the Planning Commission on January 19, 2017, for a maximum number of lots to be set at 29.

#### Future Land Use

The subject property is approximately 14.48 acres in size, and is composed of three distinct parcels, all of which are located within the Moderate Density Residential District designation on the Future Land Use Map, characterized by more than two (2) and less than five (5) dwelling units per acre (>2 AND <5 DUs/ACRE). To the south of the two easternmost parcels, directly across from platted Berger St., the designation is Office/Multi-family Residential. Further to the west, directly under the subject property's westernmost parcel, the designation is Major Employment Center (MEC) designation. The requested RSF-3 zoning, with amended stipulations, is an implementing zoning district and it is consistent with the Moderate Density Residential District designation. The easterly and southerly property lines of the subject parcels directly abut the Clark Road Corridor Plan which includes an access point distance requirement of 245' between access points along the Honore arterial and which also covers the abutting MEC district to the south.

#### Existing Use and Zoning

The subject property abuts the Clark Road Corridor Plan, which includes access provisions for roads intersecting Honore Road south of Ashton. The rezone request will rezone two parcels totaling approximately 4.59 acres, located west of Honore Road and north of unplatted Berger St., while

maintaining RSF-3 zoning, with amended stipulations, for the third, larger parcel containing a stormwater pond, most of which is designated as open space on the proposed non-binding DCP. The rezone petition for the entire property is from OUE-1 (Open Use, Estate, 1 unit/5 acres) and RSF-3 (Residential, Single-Family, 4.5 units/acre), with stipulations to RSF-3 zone district, with amended stipulations.

Presently, the subject property contains one single family home, a shed and a commercial establishment composed of a non-operational dog kennel. The parcels to the west and north of the subject property are zoned RSF-3 and contain a large stormwater pond feature. To the west of the subject property is Colony Lakes single-family development, followed by the Sarasota Middle School. To the south of platted Berger St. are office uses, most of which were built in 2007, and to the west of Ronin Way is a large parking lot serving a major employment center. To the east of the subject property, across Honore Avenue is a place of worship, and to the north is a single-family subdivision.

### Compatibility and Buffering

Since there are no buffer requirements for this proposed residential development, none are proposed. The proposed rezoning to RSF-3 with amended stipulations is consistent with the existing moderately-dense residential uses in the area, generally as follows: To the north and west of the subject property, zoning is GU (general use), which contains public and private elementary schools, and RSF-3 and RSF-4 (Residential, Single-Family). To the south the zoning is OPI (Office, Professional and Institutional) and IR (Industrial and Research). To the east, zoning is OUE-1, a lower density residential zoning designation with residential supportive institutional uses. Farther to the west of the subject property is a large property zoned GU (Government Use), which contains a public middle school. The office and retail uses along Clark Road, south of the subject property, and the local schools in the area support the proposed increase in residential density by providing commercial, office and community services to the new residents. An increase in residential density will also support the community and economy of the local area.

### Access

The proposed non-binding DCP shows an east-west access road which ends just south of the stormwater feature. This private road would need to have right in/right out access onto Honore Road, and its centerline would need to be located 245 feet to the north of the platted Berger St., per the requirements of the Clark Road Corridor Plan.

### Recommended Stipulations

The subject property includes a parcel that was part of Rezone Petition No. 01-42, which created Ordinance No. 2001-085, which contains the following stipulations:

1. There shall be no more than three (3) access points to Ashton Road. One access point shall align with the existing access point to the north serving the Ashton Road Elementary School.

**Justification: This stipulation has been satisfied with the completion of South Lake subdivision.**

2. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, in accordance with applicable federal, state, or local regulations. At the time of recording a plat or prior to final construction plan approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.

**Justification: This standard stipulation was satisfied with the recording of the final plat for Colony Lake subdivision.**



The subject property includes a parcel that was part of Rezone Petition No. 92-11, which created Ordinance No. 92-69, which contains the following stipulations:

1. A finding that adequate levels of service are available based on evaluations made at the rezoning stage of the development process does not guarantee that the facilities will be available in later stages of the development process. The issuance of subsequent development permits is subject to the requirements of Sarasota County Ordinance No. 89-103.
  - a. The level of service analysis performed as part of this rezoning petition has indicated that the Sarasota County Utilities/Bent Tree Division wastewater treatment plant has capacity reserved to serve 65 units of the proposed development. Until the Bent Tree WWTP expansion/construction has commenced building permits will be limited to 65 units.

**Justification: This standard stipulation was satisfied with the recording of the final plat for Colony Lake subdivision.**

2. Pedestrian and bicycle access must be provided to the school to the west.

**Justification: This standard stipulation was satisfied with the recording of the final plat for Colony Lake subdivision.**

3. There shall be no more than two (2) access points to Ashton Road. One access point shall align with the existing access point to the north serving the Ashton Road Elementary School.

**Justification: This standard stipulation was satisfied with through Ordinance 2001-085 and the recording of the final plat for South Lake subdivision.**

4. The applicant shall provide a 20 foot wide maintenance and access drainage easement along the west property line or a 12 foot wide access travel way within a 50 foot right-of way along the west property line.

**Justification: These stipulations were satisfied with the recording of the final plat for Colony Lake and South Lake subdivisions.**

The stormwater pond is an open space feature partially shared by Colony Lakes and by the current property owner.

This new rezone petition seeks to strike these stipulations, stating that these applied only to the Colony Lakes and Ashton subdivisions to the west and north of the westerly portion of the subject property, and, as such, were satisfied by the platting and completion of Colony Lakes and Ashton subdivisions. Staff recommends deletion of these stipulations.

Staff recommends the following new stipulation:

1. Development on the subject property shall be in conformance with the Conditions for Development Approval contained in the Clark Road Corridor Plan, No. 91-02-SP, Ordinance No. 2000-016, as amended.

## **TRANSPORTATION PLANNING**

### **Transportation Impact Report**

#### **Overview**

The subject of this rezone petition is ±14.48 acres of parcels located at 5516 Honore Avenue. The subject parcel is currently zoned Open Use Estate (OUE-1) and Residential, Single Family (RSF-3) with

stipulations. The Applicant is requesting to rezone the parcel to Residential, Single Family (RSF-3) with amended stipulations.

**Subject Area Roadway Conditions**

The subject parcel has frontage to Honore Avenue and Berger Street. Honore Avenue is a designated four-lane major arterial in the Future Thoroughfare Plan from Proctor Road to Clark Road (State Road 72). Berger Street is a conceptual local road in the Clark Road Corridor Plan (Ordinance No. 2000-016).

ROADWAY	SEGMENT	Right-of-Way (feet)	Surface Type	Pavement Width (feet)	# Lanes	Lane Width (feet)	Condition	Last Resurfaced	Drainage (open/closed)	Posted Speed Limit
Honore Avenue	Ashton Road to Clark Road (SR 72)	39-87	Asphalt	22	2	11	Satisfactory	1996	Open	30

SOURCE: Sarasota County Roadway Inventory, aerial photos with half section overlays, and/or site visit

**Access to Subject Parcel**

Roadway	Access Type	Comment
Honore Avenue	Unrestricted	Access to Honore Avenue will be restricted to right-in/right-out at such time as Honore Avenue is improved as a two-lane divided facility or widened to a four-lane divided facility. Access to a full median opening will occur at the future east-west roadway (Berger Street). Access to Honore Avenue shall comply with the Clark Road Corridor Plan and amendments thereto (Ordinance No. 2000-016, et al).

**Right-of-Way Needs**

The Land Development Regulations (LDR) requires a minimum of 120 feet for four-lane arterial with closed drainage and 12-foot wide travel lanes. According to Sarasota County records, there is 39 to 87 feet of right-of-way on Honore Avenue from Ashton Road to Clark Road.

The County currently has a Capital Improvement Project (CIP) in place for this segment of Honore Avenue in which Honore Avenue will be widened from two to four lanes from Clark Road to Proctor Road (CIP #95823) with a tentative date by the end of the 2018 fiscal year. The need for additional right-of-way will be evaluated during site and development review process.

**Trip Generation**

Zoning	Reference Key	Trip Generation Scenario	Land Use	ITE LUC	Number of Units	Unit Type	Gross Trips		Primary Trips		
							Daily	PM Peak	Percent Primary	Daily	PM Peak
Existing OUE-1 & RSF-3	Line 1	Current Use	Residential	210	1	du	10	1	100%	10	1
	Line 2	Current Zoning	Residential	210	1	du	10	1	100%	429	45
			Residential	210	44	du	419	44	100%		
Proposed RSF-3	Line 3	Proposed Use	Residential	210	29	du	276	29	100%	276	29
	Line 4	Proposed Zoning	Residential	210	65	du	619	65	100%	619	65
	Line 5	Zoning Impact (Line 4 minus Line 2)								190	20
	Line 6	Concurrency Impact (Line 4 minus Line 1)								609	64
	Line 7	Impact of Proposed Use (Line 3 minus Line 1)								266	28

Based on the Institute of Transportation Engineers (ITE), Trip Generation, 9th Ed.

\* Based on approved independent Trip Generation study, located in Appendix D of the submitted operational analysis.

## Concurrency Analysis

Roadway	Segment	Existing		Vested Trips <sup>2</sup>	Existing + Vested		Project Trips <sup>3</sup>	Existing+Vested+ Project		A D O L P O T S E D
		PM Peak Trips	LOS		PM Peak Trips	LOS <sup>1</sup>		PM Peak Trips	LOS <sup>1</sup>	
<b>Honore Avenue</b>	Ashton Road to Clark Road	976	<b>D</b>	29	1,005	<b>D</b>	64	1,069	<b>D</b>	<b>D</b>

1. Based on generalized level of service analysis.

2. Based on a 3% growth rate, plus any known vested trips.

3. Based on a distribution of Line 6: PM Peak trips, from the Trip Generation Table above.

## Recommended Stipulations

1. Access to Honore Avenue shall be restricted to right-in/right-out turning movements only when Honore Avenue is improved as a two (2) lane divided facility with bicycle lanes or widened to a four (4) lane divided roadway with bicycle lanes.

**Justification:** In order to promote safe, convenient, and efficient traffic circulation, and in conformance with the Access Management Standards, a median opening requires a minimum spacing of 660 feet for a Class 5 facility and 330 feet for a Class 7 facility [Access Management Technical Manual, Section E.1.a]. The proposed access is approximately 150 feet south of the existing driveway on the corresponding side of Honore Avenue which does not meet the spacing requirements for a directional or full median access to Honore Avenue. Therefore, the proposed access shall be restricted to right-in/right-out turning movements only, once Honore Avenue is improved as a two lane divided facility with bicycle lanes or a four-lane divided roadway with bicycle lanes. Access to a full median opening will occur at the future Berger Street to the south.

## ENVIRONMENTAL TEAM

### A. Recommended Stipulations

If the subject petition is approved, the Environmental Services Team recommends the following stipulations to ensure consistency with the Comprehensive Plan:

#### Environmental Protection:

None

#### Stormwater:

The Master Surface Water Management Plan shall be consistent with the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan.

**Justification:** This stipulation supports the Stormwater Management section of the Subdivision Technical Manual from the Sarasota County Land Development Regulations (LDR) by directing the applicant to the correct local flood study (or Watershed Management Plan) to be used for Stormwater concurrency review. For this project location, the identified local flood study to be used is the South Creek (Little Sarasota Bay Watershed) Basin Master Plan.

#### Utilities Planning:

None

Air and Water Quality:

None

**B. Environmental Background**

Native Habitat Protection

During review of the subject petition, Sarasota County's Environmental Protection Division staff inspected the subject property. The site contains no native habitats. The site does contain developed features (residences, driveways, dog kennels, stormwater ponds fencing, etc.) on the eastern portion of the property. On the western portion of the property is disturbed land with extensive invasive exotic vegetation encroachment, stormwater ponds and a trailer.

Grand Trees and Other Trees

During a staff inspection of the property, no Grand Trees were identified within the parcel of this application.

During the site and development plan process, the applicant will be required to meet the requirements of the Trees Ordinance. As part of this review, the applicant will be required to implement the principles of avoidance and minimization in addressing impacts to trees. In addition, if tree removal is proposed, the applicant must demonstrate that the Tree Removal criteria have been met. The applicant will also be required to implement Best Management Practices (e.g. tree barricades) to minimize impacts to trees during development.

Wildlife Protection

During the above mentioned site inspection, Environmental Protection Division staff did not document any evidence of listed species.

Policy 2.1.3. of the Environment Chapter of the Comprehensive Plan requires that development order applicants consult with appropriate agencies and use recognized sampling techniques to identify endangered, threatened, and species of special concern. A professional wildlife survey will be required during the site and development plan or preliminary plan approval process to identify any listed wildlife species occupying the subject property.

Stormwater and Drainage

Based on the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan and the Southwest Florida Water Management District (SWFWMD) aerial topography maps, runoff from the site generally sheet flows across the site in both easterly and north westerly directions. Runoff that flows east runs off in to a canal system along Honore Avenue where it is conveyed in a Southerly direction until it reaches Clark Road. Runoff then flows west along Clark Road in the existing pipe system. The remaining site runoff flows northwest in to an existing on site pond which discharges runoff to an existing canal that flows west. This runoff flows west until it reaches Jason Lee Place where runoff is then directed south until it reaches Clark Road. Runoff then flows in to the existing Clark Road pipe system that conveys runoff west along Clark Road.

Soils

The soil information is based on data obtained from the United States Department of Agriculture (USDA) Soil Conservation Service. It should be noted that this information pertains to 'natural' conditions and that the presence of adjacent man-made drainage works can affect wet season water table depth and duration.



Drainage Classification	Soil	Percent of Soil on Site (±)	Depth of WSWT <sup>1</sup> Below Existing Ground Surface (feet)	Months for Wet Season Water Table
	Water (099)	43.67%		
Poorly Drained	EauGallie or Myakka (10) – fine sands	31.52%	0.5 to 1.5 0.5 to 1.5	June to October June to October
Poorly Drained	Ona (30) – fine sand	24.81%	0.5 to 1.5	June to November

1. WSWT – Wet Season Water Table
2. The (+) indicates that the water is above the ground surface and these soils are generally located in depressional areas and poorly defined drainageways.

### Floodplain

The table below describes floodplain information for the subject property:

Federal Emergency Management Agency's (FEMA) Flood Insurance Map (FIRM)	Percent (%) of Property (±)
Zone "X" or areas of minimal flood hazard.	100%
Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan and SWFWMD Aerial Topography	Percent (%) of Property
Flood Zone "AE" or > 3' deep or moving, areas determined to be located within the 100-year floodplain.	46.05%
Flood Zone "AO" or depths between 1' and 3', areas determined to be located within the 100-year floodplain.	0.002%
Flood Zone "X" or < 1' deep, areas determined to be located within the 100-year floodplain.	1.70%

Future Land Use Policy 1.1.6 from the Sarasota County Comprehensive Plan allows development within the 100-year floodplain as long as the function of the floodplain is protected through floodplain compensation. Floodplain compensation must meet the requirements of the Land Development Regulations (LDR) and will be examined at the time of Site and Development Plan / Construction Plan Approval.

### Flooding History for the Area

A review of the Public Works Business Center Neighborhood Response Team (NRT) database and Staff reports did not indicate any reports of flooding of the subject site. This statement is not intended to indicate that the subject site is not susceptible to flooding, only that none has been reported to the County. It is noted that there were several ditch cleaning requests within the 750' buffer area along Honore Avenue that were addressed by County Operations and Maintenance crews. There was also sidewalk flooding reported along Honore Avenue in the summer of 2003. In addition, roadway flooding was reported in the summer of 2003 close to the intersection of Summerwood Court and Ashton Road.

Site Stormwater Management Plan

The applicant has submitted a non-binding development concept plan and drainage narrative that illustrates an existing master storm drainage system consisting of a stormwater pond with one stormwater outfall location located on the northwestern site corner.

Stormwater Concurrency Analysis

Stormwater drainage concurrency for new development is based in part on provisions of a new on-site stormwater management system designed to meet current level of service requirements of the Sarasota County Comprehensive Plan and the Land Development Regulations (Ordinance No. 2000-074). Final determination of stormwater drainage concurrency is deferred to the time of Site and Development Plan / Construction Plan Approval.

At the time of Site and Development Plan / Construction Plan Approval, the applicant must demonstrate that the proposed project shall not cause any adverse impacts to off-site property and shall not worsen any existing off-site drainage problems in order to obtain Construction Authorization.

Utilities Planning:

The project’s potable water and wastewater system will be served by Sarasota County. Sarasota County has sufficient capacity to serve the development. The developer is responsible for the installation of these central services. Reclaimed water is not available to this site. DEP water and wastewater permits are required along with Right of Way Use and Sarasota County Utilities permits.

Utilities	Franchise or Utility
Potable Water	Sarasota County
Wastewater Disposal	Sarasota County
Reclaimed Water	Not Available

Zoning Use	Number of EDUs**	Water Flows (GPD)	Wastewater Flows (GPD)
Current Use	0	0	0
Proposed Use	29	7,250	5,800

All flows are shown in Gallons per Day (GPD) / Water = 250 GPD per Unit / Sewer = 200 GPD per Unit

\*\*Equivalent Dwelling Unit – The utilization of capacity that represents the potential of creating a system demand equal to that of a single-family residence.

Potable Water

Potable water service will be provided by Sarasota County Public Utilities which has adequate treatment plant capacity to serve the proposed development. The potable water system will be extended and improved in accordance with Sarasota County’s Land Development Code. The project is to connect to the existing 20-inch potable water service located along Honore Ave and extend to the south and looped to the existing 8-inch potable water main at the end of Rosin Way. This may require off site easements

which will need to be approved and recorded before the site and development plans can be approved.

**Wastewater**

Wastewater service will be provided by Sarasota County Public Utilities which has adequate treatment capacity to serve the proposed development. The wastewater collection system will be extended and improved in accordance with Sarasota County’s Land Development Code. The developer will be required to connect to the existing gravity system located to the north along Old Ashwood Dr.

**Non-Potable Irrigation**

Reclaimed water is not available to this parcel. Irrigation infrastructure shall be designed to accept reclaimed water when it becomes available to the area. Non-potable irrigation demands shall be met through a hierarchy of (1) demand management strategies, (2) reclaimed water, (3) rain water or stormwater. Only after a Development demonstrates to Sarasota County that these measures are insufficient can community ground water wells be considered as a supplement to these other strategies.

**Air and Water Quality [Pollution Control and Prevention]**

Staff has reviewed available records and believes that there are neither, known Recognized Environmental Conditions, nor are there any known current or historic uses of the site that are likely to have resulted in environmental contamination.

**Fire Department**

No comments.

**Health Department**

We have reviewed the referenced petition and determined its consistency with the following goals and objectives of Chapter 4 of the Sarasota County Comprehensive Plan:

**Goal 1:** Sanitary sewer service shall be provided through a centralized system.

*Consistent*

**Goal 3:** Potable water service shall be provided to Sarasota County residents through the a centralized treatment, and distribution system,

*Consistent*

**Zoning**

This petition is in compliance with the zoning code.

**Landscape**

Per Zoning Ordinance 7.3.6.c.2., Residential development is exempt from a local street buffer. Therefore, no buffer is required along the future Berger Street R.O.W.

**SCAT**

Based on the size of the proposed use and its location, SCAT does not anticipate any significant impacts from this rezone.

**Historical Resources**

Historical Resources has reviewed this project and has no comments.

## PLANNING COMMISSION FINDINGS OF FACT

1. The proposed change **would** be consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan;
2. The proposed change **would** be compatible with the existing land use pattern and designated future land uses;
3. The proposed change **would** have an impact on the availability of adequate public facilities consistent with the level of service standards adopted in the comprehensive plan, and as defined and implemented through the Sarasota County Concurrency Management System Regulations, Chapter 94, Article VII of Exhibit A of the Sarasota County Code, as amended;
4. The existing district boundaries **are** logically drawn in relation to existing conditions on the property proposed for change;
5. The proposed change **will not** adversely influence living conditions in the neighborhood;
6. The proposed change **will not** create a drainage problem;
7. There **are not** substantial reasons why the property cannot be used in accord with existing zoning;
8. It **is not** impossible to find other adequate sites in the County for the proposed use in districts already permitting such use;
9. The gradual and ordered growth contemplated in the Comprehensive Plan **cannot be best** accomplished through the approval of a land use which is less intense than the intensity designated on the Future Land Use Map of the Comprehensive Plan;
10. The proposed change **would not** create adverse impacts in the adjacent area or the County in general;
11. The subject parcel **is** of adequate shape and size to accommodate the proposed change;
12. Ingress and egress to the subject parcel and internal circulation **would not** adversely affect traffic flow, safety or control; and
13. The proposed change **has** been reviewed in accordance with the interlocal agreement with the School Board of Sarasota County and whether school capacity has been adequately addressed, including on- and off-site improvements.

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**PREVIOUS PETITIONS FILES / OTHER APPLICABLE REGULATIONS**

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Rezone Petition No. 01-42  
RSF-3 with Stipulations  
2001

Rezone Petition No. 92-11  
RSF-3 with Stipulations  
1992