



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

PROJECT INFORMATION

Project Name Lakewood Ranch Southeast
 Short Legal (General location) South of University Parkway and North of Fruitville Rd
 Acres (Total site) 3,900+/-
 Parcel Identification (PID) Numbers (note partial PIDs) See Aerial 1 Exhibit
 Address n/a

Existing and Previous Use of Land

What are the existing uses on this property? Vacant AG, SF Detached, Agriculture
 What are the previous uses on this property? Vacant AG, SF Detached, Agriculture

APPLICATION TEAM

Agent

Name Katie LaBarr, AICP Company Stantec
 Address 6920 Professional Parkway, Sarasota, FL 34240-8414
 Email Katie.LaBarr@stantec.com
 Phone numbers: Office 941-907-6900 Cell 941-374-2854

Owner

Name LWR Communities, LLC Company _____
 Address 14400 Covenant Way, Lakewood Ranch, FL 34202
 Email _____
 Phone numbers: Office _____ Cell _____

Contract Purchaser

Name _____ Company _____
 Address _____
 Email _____
 Phone numbers: Office _____ Cell _____

Other Team Members

Name Kyle Grimes, Esq. Company Grimes Galvano, P.L.
 Address 1023 Manatee Ave. West, Bradenton, FL 34205
 Email kgrimes@grimesgalvano.com
 Phone numbers: Office 941-748-0151 Cell _____



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APPLICATION DETAILS

Application Type

- ☒ Private
☐ Public (County-Initiated)

Type of Request

- ☒ RZ (Rezone)
☐ SE (Special Exception)

****MUST INCLUDE**** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)2)a.)
(Maximum of 255 Characters)

DOCC Application and Master Development Plan for the proposed development and associated infrastructure on 3,900+/- acres located south of the Manatee/Sarasota County line, east of Waterside DRI, and north of Fruitville Road.

Note other Applications that will be processed concurrently with this Application:

- ☒ Comprehensive Plan Amendment (CPA)
☐ Critical Area Plan (CAP) Amendment
☐ Zoning Text Amendment (ZTA)

PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- ☐ N
☒ Y

Previous Petition Numbers:

Petition 14-15 (Lakepark Estates), Petition 04-15 (Schwartz Farms Property)

List other previous approvals (variances, alternative parking plans):

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.



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ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

Zoning Districts

Existing

1. District OUE-1
a. Acres 300+/-
2. District OUR
a. Acres 2,570+/-
3. District HPD
a. Acres 1,030+/-

Proposed

1. District RSF-2/PUD
a. Acres 3,900+/-
2. District _____
a. Acres _____
3. District _____
a. Acres _____

Is a Planned District proposed?

- ☐ N
☒ Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- ☒ Unknown
☐ N
☐ Y; Describe

Is the purpose of the proposed application to address a code violation?

- ☒ N
☐ Y; Describe

Future Land Use (FLU) Designations

Existing

1. Designation Rural
a. Acres 300+/-
2. Designation _____
a. Acres 2,570+/-
3. Designation _____
a. Acres 1,030+/-

Proposed

1. Designation _____
a. Acres 3,900+/-
2. Designation _____
a. Acres _____
3. Designation _____
a. Acres _____

Is this property located within the **Urban Service Boundary Layer**

- ☐ N
☒ Y

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Is property located in a **Critical Area Plan (CAP)**?

☐ Unknown

☒ N

☐ Y

Name of CAP _____

Attach a copy of the adopted ordinance to your Pre-Application Form.

PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

☐ N

☐ Y

Not Applicable

Is the mix of uses within single development plan?

☐ N

☐ Y

Not Applicable

Note the proposed amount of each use:

☐ Commercial: Sq. Ft. _____

☐ Office: Sq. Ft. _____

☐ Industrial: Sq. Ft. _____

☐ Civic: Sq. Ft. _____

☒ Residential: Number of units 3,900 DUs

☐ Transient Accommodation (hotel/motel):

☐ Number of rooms _____

☐ Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____

What type of parking is proposed?

☐ On-Street parking

☐ Surface parking

☐ Understory parking (parking on lower floors with other uses above)

How many floors of parking? _____

☐ Parking structure (parking only, no other uses)

How many floors of parking? _____



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SINGLE-USE

Non-Residential

Is a Non-Residential Use Proposed?

☒ N

☐ Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

Note the proposed use and amount:

- ☐ Assisted Living Facility (ALF)
- ☐ Number of beds per room (per Unified Development Code Section 124-144(a)) _____
- ☐ Commercial: Sq. Ft. _____
- ☐ Office: Sq. Ft. _____
- ☐ Industrial: Sq. Ft. _____
- ☐ Telecommunication Tower: Height _____
- ☐ Transient Accommodation (hotel/motel):
- ☐ Number of rooms _____
- ☐ Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____
- ☐ Other: Type _____ ; Sq. Ft. _____

What type of parking is proposed?

- ☐ On-Street parking
- ☐ Surface parking
- ☐ Understory parking (parking on lower floors with other uses above)
- How many floors of parking? _____
- ☐ Parking structure (parking only, no other uses)
- How many floors of parking? _____

Residential

Is a Residential Use Proposed?

☐ N

☒ Y

Requested Total Number of Units 3,900



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Requested Density 2 (units/acre)

Type and Number of Units

- ☐ Single Family detached; Number TBD
- ☐ Single Family attached; Number TBD
- ☐ Multi-Family; Number TBD
- ☐ Live-Work; Number TBD

Anticipated Price Range (Market Rate):

For Sale TBD
For Rent TBD

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Is Affordable/Workforce Housing being provided?

☒ Unknown

☐ N

☐ Y

☐ At or below 80% AMI: _____ % of Units _____ # of Units

☐ At or below 100% AMI: _____ % of Units _____ # of Units

☐ At or below 120% AMI: _____ % of Units _____ # of Units

☐ At or below 140% AMI: _____ % of Units _____ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale TBD

For Rent TBD

What type of parking is proposed?

☐ On-Street parking

☐ Surface parking

☐ Understory parking (parking on lower floors with other uses above)

How many floors of parking? _____

☐ Parking structure (parking only, no other uses)

How many floors of parking? _____

Development Timeframe

Anticipated Construction Start Date TBD

Anticipated Build-Out Date TBD

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INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

☐ N Attach the Easement Agreement to the Formal Application Packet.

☒ Y Name of public road Fruitville Road

SCAT (Sarasota County Area Transit)

☐ Is proposed project on an existing SCAT route?

☒ N

☐ Y The distance of main entrance to nearest bus stop is: _____

☐ What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)

☒ None

☐ Yes, please list _____

Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

☐ Existing TBD

☐ Proposed TBD

How will stormwater runoff will be managed?

☐ Existing (or modification of existing) stormwater facilities

☒ Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

☒ Wet Pond

☐ Dry Pond

☐ Swales

☐ Underground Vault

☐ Low Impact Development (LID) Techniques

☐ Other _____

☐ Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.

☐ Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.

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Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

☒ N

☐ Y

Is there an existing septic system on the property?

☐ N

☐ Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? TBD EDUs

Potable Water

How will potable water be provided?

☐ Existing well

☐ Proposed well

☒ Sarasota County Utilities

☐ Other provider; Provider Name _____

Wastewater

How will wastewater be provided? (Check all that apply)

☐ Existing septic tank

☐ Proposed septic tank

☒ Sarasota County Utilities

☐ Other provider; Provider Name _____

Reclaimed Water

Will reclaimed water be utilized by the proposed development?

☐ N

☐ Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

☐ N

☐ Y

Provide the name of the proposed reclaimed water supplier _____

Is reclaimed water available to the property?

☐ N

☐ Y **TBD**

Will an augmentation be utilized as a backup for the reclaimed water?

☐ N

☐ Y

Estimated irrigated acreage TBD

Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

REQUIREMENTS SUMMARY

- **Part A Pre-Application General Information Form**
- **\$350.00** Pre-Application Fee
- **Aerial** imagery of parcel(s) (most recent available)
 - Aerial 1 – General area of subject property, adjacent properties and area roadways
 - Aerial 2 – Subject site; label all PIDs and roadways
- **Pre-Application Development Concept Plan (DCP)**

The Pre-Application DCP is required to include the following:

 - Scale Bar
 - North Arrow (prefer pointing to top of page)
 - Date
 - Legend
 - Property Boundary
 - Adjacent Existing Uses
 - Existing On-Site Uses (buildings, parking, wells, septic field)
 - Existing Land Cover (vegetation, grand trees)
 - ☐ Protected Environmental Habitat
 - Proposed Uses
 - Access Roads/Drives
 - ☐ Buffers – width and opacity
 - ☐ Buildings
 - ☐ Non-Residential Area (Sq. Ft.)
 - ☐ Parking Areas
 - Residential Units Requested (Max)
 - ☐ Setbacks – dimension
 - Stormwater ponds
 - Notes / Site Data Table
 - Area (Gross Acres)
 - Zoning – Existing and Proposed
 - Residential Units Requested
 - ☐ Non-Residential Area (Sq. Ft.)
 - Open Space – Required and Proposed
 - ☐ Parking – Required and Proposed
 - ☐ Parkland Calculations (if applicable)
 - ☐ Building Heights



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414

March 11, 2022

Project/File: 215616736

Planner of the Day

Sarasota County Planning and Development Services
1660 Ringling Boulevard, 1st Floor
Sarasota, Florida 34236

Reference: Pre-Application Meeting Request for Lakewood Ranch Southeast

Project/File: 215616736

Dear Planner of the Day,

Attached please find our original Pre-Application Meeting request application. We are requesting to be placed on the April 7, 2022, agenda in order to finalize this application. A check for \$350 will be submitted prior to our meeting date.

The owner of Lakewood Ranch, Schroeder-Manatee Ranch, Inc., 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. This area is in the southeastern portion of the Ranch and for now we will creatively refer to it as "Lakewood Ranch Southeast." We enclose in our application, a Concept Plan that illustrates proposed development of lands east of Waterside, north of Fruitville Road, and south of the Manatee/Sarasota County line.

We will be seeking review and approval of a Development of Critical Concern for a Large-Scale development. We propose, through a separate application, amendments to the (Resource Management Area) RMA Section of the Comprehensive Plan, to create a "Village Transition Zone". This density transition will serve to bridge the gap from the higher gross and net densities of the existing 2050 Village Planned District, to the lower gross and net densities of the Hamlet and Rural RMAs. We envision residential densities and product types that are targeted toward a lower overall density as found in other nearby neighborhoods of Lakewood Ranch (e.g., the Lake Club, Country Club East, the Isles, the eastern portions of Waterside).

We envision the Village Transition Zone as a village edge community. As the midpoint between village and hamlet, we propose the Village Transition Zone to be granted 2 Dwelling Units per Gross Developable Acre.

As an incentive to create Community Housing within the County, we propose the development of additional residential units, beyond the base entitlement, if the units qualify as Community Housing. To incentivize the development of Community Housing Units at various price points, we propose additional market rate units to be granted per the ratios outlined in the Unified Development Code.

The proposed Village Transition Zone designation will maintain the Village Standard of 50% Open Space outside the Developed Area.

Land Uses for the Village Transition Zone are envisioned to be primarily residential uses and ancillary support uses such as places of worship, schools, and other civic uses. Neighborhood commercial is

Design with community in mind

Reference: Pre-Application Meeting Request for Lakewood Ranch Southeast

allowed, but not mandated as the needs for commercial uses are supplied elsewhere in locations more conducive to the success of commercial and retail enterprise.

After our pre-application meeting, we will schedule any requested Methodology Meetings with members of the DRC.

We look forward to working with the members of the DRC. Please contact our office should you have any questions or require any additional information. Also, please verify that we are on the April 7th DRC agenda.

Best regards,

STANTEC CONSULTING SERVICES INC.



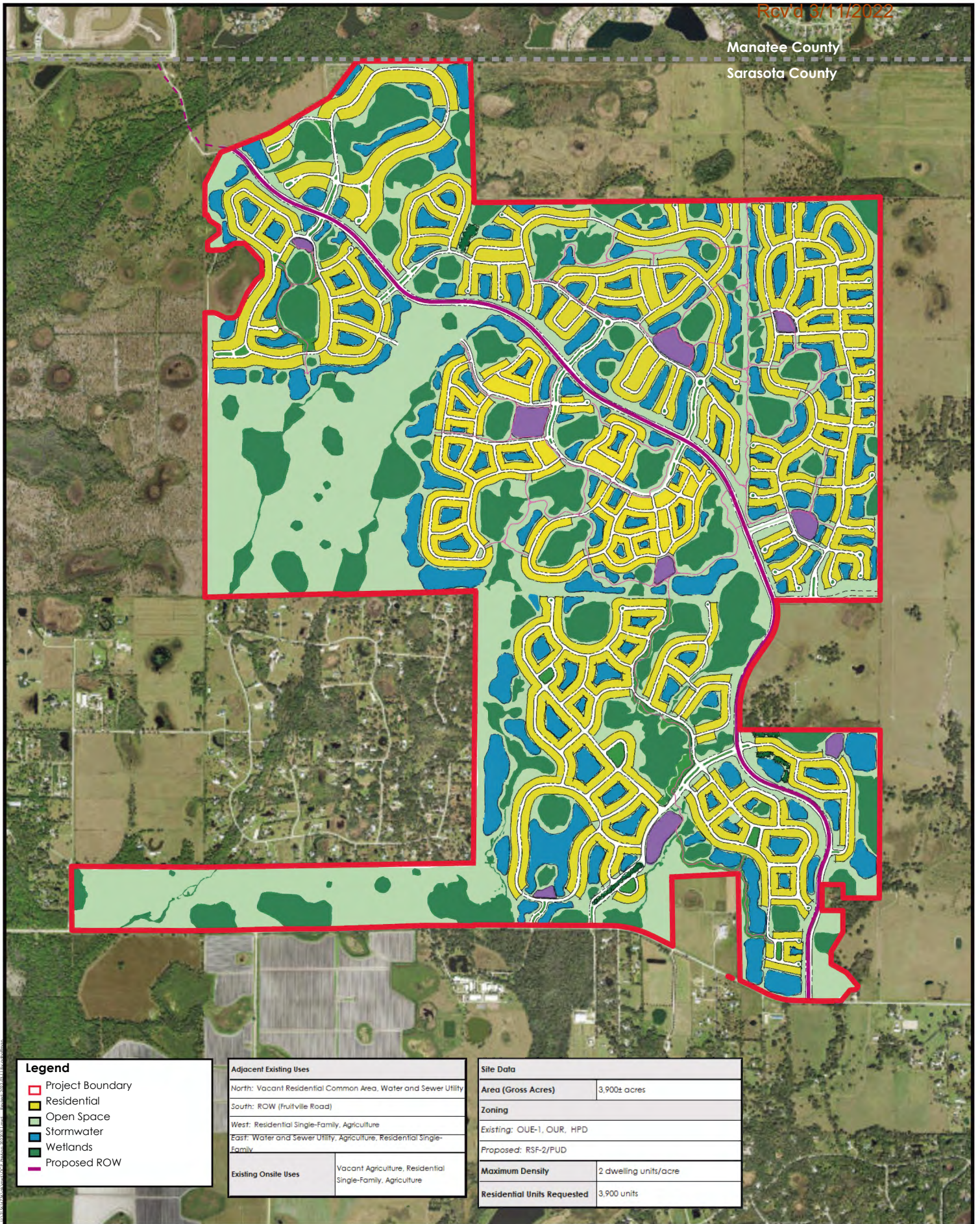
Katie LaBarr AICP
Project Manager, Planning
Phone: (941) 907-6900
Mobile: 941-374-2854
katie.labarr@stantec.com

Enclosures

Design with community in mind

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± acres**Zoning**

Existing: OUE-1, OUR, HPD

Proposed: RSF-2/PUD

Maximum Density 2 dwelling units/acre**Residential Units Requested** 3,900 units

SR-70

UNIVERSITY PARKWAY

FRUITVILLE ROAD

LEGEND



Lakewood Ranch Southeast



Sarasota County Parcels



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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

Aerial 1

Lakewood Ranch Southeast

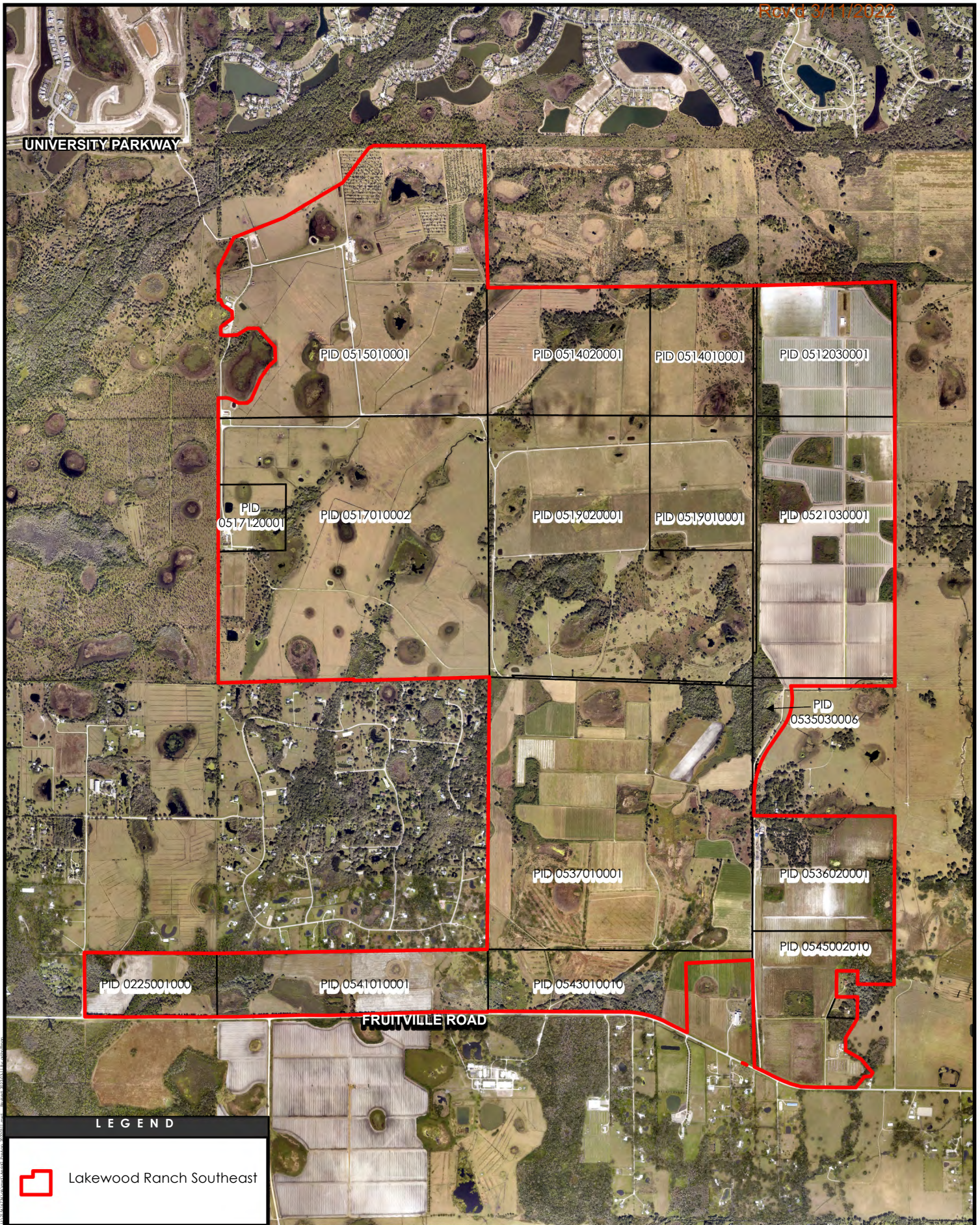
March 2022

Stantec Consulting Services Inc.
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Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910



0 1,000 2,000
Feet

Prepared by: A.A.H. 03/11/22
Technical Review by: K.K.K. MM/DD/YY
Independent Review by: K.K.K. MM/DD/YY



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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

Aerial 2
Lakewood Ranch Southeast
March 2022

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0 1,000 2,000 Feet

Prepared by: A.A.H. 03/11/22
Technical Review by: K.X.X. MM/DD/YY
Independent Review by: K.X.X. MM/DD/YY