

## Lakewood Ranch Southeast Neighborhood Workshop 04-07-2022

Workshop was hosted by Stanec (Katie LaBarr) using Microsoft Teams.

Notes and comments by Mike Hutchinson

1. The statement was made this is a continuation of urban development in Sarasota.
2. It may have community housing
3. Lakepark Estates
  - a) Stated that Phase I will be no change to approved plans but the Development Concept Plan does not match the plan approved by the BCC
  - b) Stated that Phase II and III may have higher density. The Development Concept Plan shows additional roads and residential areas over the approved plans.
  - c) The change in plans. wipes out the wildlife corridors in the original plan.
4. Anticipate Planning meeting in 30 to 60 days
5. Hamlet has 500' of green belt around the development but it was stated that the Village Transition would be 1000' of green space. But talk in the Townhall was all 500'. In addition, the map in the package indicates less than 1000' to the north and east of Bern Creek. It appears to be less than 500'.
6. Statement that Bern Creek is wet and asked about drainage. LWR said they were planning the drainage. No mention about the existing issues with drainage we think are coming from LWR.
7. Traffic on Fruitville
  - a) Studies are not done yet.
  - b) Fruitville improvements will be paid for by County using impact fees! Not directly by the new development.
8. Conservation easement North of Bern Creek (570 acres)
  - a) Will be open space
  - b) Appears to be impacted on the NE corner of Bern Creek when looking at their map.
9. Irrigation will be via reclaimed water, runoff and wells. They will be running a new line for reclaimed water since Lakepark Estates did not have to hookup since there was no line.
10. Trails
  - a) Will be both public and private
  - b) Need to push for equestrian trails
11. Stated this is the last move east. This directly contradicts what we have been told that Rex Jensen wants to go all the way east to Verna Rd.
12. 1950 acres is available for development allowing 3900 homes. Hamlet zoning would be about 780 homes. That is roughly 2.5x the density.
13. It was stated that Lakewood Ranch has not purchased Lakepark Estates
14. Dark skies
  - a) Said they would do what County requires. Since it will be zoned Village not Hamlet this may change the lighting
  - b) Lakepark was approved with a stipulation on lighting. Minutes of BCC meeting 12-10-2014 state.

02:50 p.m. Board Action: Approved the amended stipulations to Ordinance No. 2014-090

as follows. (Additions shown as underlined text/deletions shown as strikethrough text):  
The last sentence of Stipulation No. 8 shall state, "Community wells may be used only as a backup supply for irrigation if during periods when reclaimed water or surface water is unavailable." Add Stipulation No. 13 to read: "Street lighting fixtures shall be shielded in order to direct light downward." Moved by Mason, seconded by Robinson, carried by a 4-0 vote; Maio abstained.

15. Pump station

- a) Stated it was in the approved plans.
- b) When asked where in the Staff Report used at the BCC meeting, they repeated it was in the approved plans. Pumping station was not included in the following:
  - (1) Neighborhood workshop documents
  - (2) Petition Request to Planning dated may 29, 2014
  - (3) Appendix A map included in ORDINANCE NO. 2014-090
  - (4) Approved Plans dated 6-24-2016

16. Village Transition Zone

- a) Neighborhood Workshop Notice states: "An Application for a Comprehensive Plan Amendment to modify the Resource Management Area (RMA) Map from Hamlet to Village". It does not state a new Village Transition Zone!
- b) March 29, 2022 memo from Matthew R. Osterhoudt, Director, Planning and Development Services to County Commission states "Amend Map RMA-3, changing the designation of the property from Hamlet to Village".

Questions

- 1. Will the Lakepark Estates Phase I have 500' or 1000' green belt? If it is included in the Village Transition it should have 1000'.
- 2. Are the trails in Lakewood Ranch Southeast going to be added to the Sun Trail?
- 3. How many phases are envisioned?
- 4. What is the application for? A new type of land use in 2050 called "Village Transition"? A change to the map to change the area from Hamlet to Village or to Village Transition?
- 5. Can the conservation easement be included in a Village or Village Transition zone? Paragraph 12 of ORDINANCE NO. 2014-090 approving Lakepark Estates 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.