

**Subject:** RE: CPA 2022-B Lakewood Ranch Southeast questions Lakepark Estates

**From:** Planner <planner@scgov.net>

**Date:** 5/24/2022, 4:26 PM

**To:** Mike Hutchinson <mph\_04@verizon.net>

**CC:** Public Records <PublicRecords@scgov.net>

Good afternoon,

Please see the following in response to your questions:

**NARRATIVE FROM APPLICATION REGARDING STATUS OF LAKEPARK ESTATES**

A rezone was approved in 2015 (Ordinance 2014-090) for Parcels 0225001000, 0541010001, 0543010010, and 0537010001 of the subject property known as Lakepark Estates. This rezone resulted in those properties being zoned to Hamlet Planned Development (HPD). In the approved Development Concept Plan (DCP) for Lakepark Estates, parcels 0225001000 and 0541010001 are identified as greenway and open space. The VTZ Master Plan for the Lakewood Ranch Southeast project will propose that these parcels stay identified as greenway and open space consistent with what has been approved. The HPD rezone for the Lakepark Estates property is an implementing zoning district under the current Hamlet RMA and Phase One of the approved project is under construction. The proposed Lakewood Ranch Southeast Comprehensive Plan Amendments will change the Hamlet RMA of these parcels to VTZ RMA. The current residential construction for Lakepark Estates will continue to develop as was approved in Site and Development for Phase One. Phase One of the Lakepark Estates project only includes single-family residential which will be compatible with the future single-family residential development proposed as a part of the Lakewood Ranch Southeast VTZ RMA. Phase One of Lakepark Estates is being developed under the HPD zoning which has more restrictive standards than will be implemented by the VTZ RMA, therefore the Phase One development (density, open space, etc.) will be compliant with the overall VTZ Master Plan and be able to be incorporated seamlessly. Future Phases for Lakepark Estates will need to rezone to RSF-2/PUD consistent with the proposed Comprehensive Plan Amendments to allow for development in accordance with the Master Development Order/VTZ Master Plan.


**PROPOSED POLICY LANGUAGE REGARDING GREENBELTS**


**VTZ Policy 3.2 Alternate Greenbelt**

Greenbelts shown conceptually in the VTZ Master Plan may be modified by the BOCC under a development plan approved with a MDO as follows.

Such modifications will allow for better maintenance and preservations of the lands, including but not limited to maintenance and removal of exotic vegetation and compatibility of maintenance practices with nearby residential uses.

 The 500-foot Greenbelt along Fruitville Road may be modified to not less than 50 feet.

 The 500-foot Greenbelt along the eastern boundary of the property may be modified to not less than 50 feet.

 No Greenbelt is required on the northern boundary of the VTZ or on the western boundary of the VTZ that is adjacent to the Heritage Ranch Conservation Area.

Best,  
Laura Haw

Planning Technician

## Planner of the Day

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**From:** Mike Hutchinson <[mph\\_04@verizon.net](mailto:mph_04@verizon.net)>

**Sent:** Tuesday, May 24, 2022 11:29 AM

**To:** Planner <[planner@scgov.net](mailto:planner@scgov.net)>

**Subject:** Re: CPA 2022-B

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Hi,

Now that Stantec has submitted the Lakewood Ranch Southeast Comp Plan Amendment can you answer my questions in the email below?

Thanks, Mike Hutchinson

On 3/31/2022 5:51 PM, Mike Hutchinson wrote:

Hi,

While you are working on the answers to my questions below, I have another question. Attached is the last plan for Lakepark Estates that we have received from you. Is this still the plan or is there a new plan?

Thank You, Mike Hutchinson  
President Bern Creek Improvement Association

On 3/27/2022 10:39 PM, Mike Hutchinson wrote:

Good Morning,

I am the President of Bern Creek HOA and I was looking at CPA -2022-B and looking at the map it indicates it includes Lakepark Estates. I have a number of questions.

1. Is that correct?
2. How can that be since the hamlet is currently under construction?
3. The map also indicates the Lakepark conservation easement along Fruitville Rd is included? Is that correct? If so how is it impacted?
4. The map also indicates that the conservation easement on the north side of Bern Creek is included? Is that correct? If so how is it impacted?

Thanks, Mike Hutchinson