

**June 20, 2022**

**Katie LaBarr, AICP**  
**Stantec**  
**6920 Professional Parkway**  
**Sarasota, FL 34240**

**RE: Lakewood Ranch Southeast Development of Critical Concern (DOCC)**

Dear Mrs. LaBarr:

On **May 31, 2022**, Planning Services received the submittal for the above referenced Development of Critical Concern (DOCC). After review of this Application, please find below comments from departments that have deemed the above referenced petition as **COMPLETE**.

Comments are listed below along with contact names and numbers:

**ZONING** (James Ehrmann) 500-4990 [Jehrmann@scgov.net](mailto:Jehrmann@scgov.net)

Zoning does not require any corrections, however, please note the following:

- 1.) Note: While the DOCC and proposed Comprehensive Plan Amendments contemplate a distinct definition of open space and uses allowable within open space, this differs from the UDC. At the rezoning stage, Zoning will need to further discuss with the applicant if a UDC amendment is required to amend the definition of open space within the code.
- 2.) Note: Permitted housing types within RSF-2/PUD will not include multifamily structures. If multifamily structures are contemplated to be included at time of rezoning, this will need to be addressed.
- 3.) Note: It appears that within the DOCC application, a previous iteration of the comprehensive plan amendments is included. Please ensure the most recent iteration of comprehensive plan amendments are included within the DOCC application. It appears that the initially submitted language has been updated via review comments in 22-129-347 GA. Please contact Planner Brett Harrington to ensure the documentation provided is up to date and reflect the most recent round of review comments.

**CURRENT PLANNING** (Hannah Sowinski) 861-5207 [Hsowinski@scgov.net](mailto:Hsowinski@scgov.net)

Petition deemed complete. Minor comments will be discussed at meeting on June 22<sup>nd</sup> with Stantec.

**LANDSCAPE** (Donna Thompson) 861-6161 [Dthompso@scgov.net](mailto:Dthompso@scgov.net)

No comments. Complete.

UTILITIES (Brian Fagan) 861-0918 [Bpfagan@scgov.net](mailto:Bpfagan@scgov.net)

Complete. No comments.

HEALTH (Mathew Miller) 861-6133 [Matthew.Miller@flhealth.gov](mailto:Matthew.Miller@flhealth.gov)

Please see memo below.

HISTORICAL (Steven Koski) 861-6882 [Skoski@scgov.net](mailto:Skoski@scgov.net)

Please see memo below.

SCHOOLS (Diane Cominotti) 927-9000 ext. 69052 [diane.cominotti@sarasotacountyschools.net](mailto:diane.cominotti@sarasotacountyschools.net)

Please see memo below.

AIR AND WATER QUALITY (Mallory Meadows) 929-6302 [Mmeadows@scgov.net](mailto:Mmeadows@scgov.net)

Please see memo below.

FIRE (Michael Frantz) 861-2292 [mfrantz@scgov.net](mailto:mfrantz@scgov.net)

Please see memo below.

**Application: 22-134868-GR**

**Project Name: Lakewood Ranch Southeast**

Parcel ID No.: Multiple

Review Discipline: Florida Department of Health in Sarasota County

Reviewer Name: Matthew Miller

Reviewer Phone Number: 941-806-7505

Email Address: matthew.miller@flhealth.gov

### **Summary**

- ☐ 1<sup>st</sup> Request for Additional Information
- ☐ 2<sup>nd</sup> Request for Additional Information
- ☐ Request for Resubmittal Checkpoint Meeting
- ☒ Review Approved

### **Comments**

1. No comments.

### **Stipulations**

1. None.

Application: 22-134868-GR

Project Name: Lakewood Ranch Southeast

Parcel ID No.: 0225-00-1020

Review Discipline: Historical Resources

Reviewer Name: Steve Koski

Date: May 19, 2022

Reviewer Phone Number: (941)861-6882

Email Address: skoski@scgov.net

### Summary

- ☐ 1<sup>st</sup> Request for Additional Information ☒ Review Approved
- ☐ 2<sup>nd</sup> Request for Additional Information
- ☐ Request for Resubmittal Checkpoint Meeting

### Comments

1. The DOCC and Master Plan submittal will have no effect on any historical resources.
2. All applications will be subject to review by SC Historical Resources under Chapter 66, SC Code, Sec. 73.

### Stipulations

None



**Diane Cominotti**  
Director  
Planning Department

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**TO:** Hannah Sowinski, Planner II, Sarasota County Planning and Development Services

**FROM:** Diane Cominotti, Director, Sarasota County Schools Planning Department

**DATE:** June 20, 2022

**RE:** School Capacity Determination for Lakewood Ranch Southeast DOCC & VTZ Master Plan

The application submitted indicates the project is proposing 5,000 single-family units.

The Sarasota County School District Planning Department has developed the following methodology to determine the impact the proposed project would have on school capacity in the affected attendance zones within the limits of the project.

The methodology includes these factors:

- The current enrollment of the zoned schools in the proposed project area based on the October 40-day enrollment counts in use at the time of project submittal.
- The five-year projected enrollments for the zoned schools in the proposed project area adopted annually in the Sarasota School District Annual Budget.
- The permanent FISH capacity of each zoned school in the proposed project area, as shown in the Florida Department of Education's EFIS database.
- The impact of reserved capacity for vested development on the zoned schools in the proposed project area.
- The impact of the build-out of the residential units for the proposed project on the zoned schools within the project area.

The zoned schools within the proposed Lakewood Ranch Southeast project area include:

- Tatum Ridge Elementary
- McIntosh Middle
- Booker High

The table below details the projected growth from the development and associated additional capacity needed to accommodate that growth.

Student Type	Total Projected Students	School Standard Size	New School Need
Elementary Students	1082	970	1.1
Middle School Students	487	1350	0.36
High School Students	834	1600	0.5

The School District of Sarasota County has secured a ~20-acre site for a future elementary school within the Waterside DRI and ~61-acre site for a future school within the Lakewood Ranch Corporate Park. Our analysis indicates that these school sites satisfy the school capacity needs generated by the Lakewood Ranch Southeast DOCC & VTZ Master Plan. This project is subject to School Concurrency review at each site plan or plat for the proposed residential units.

Please feel free to contact me if you have any additional questions.

**Application: 22-134868 GS****Project Name: Lakewood Ranch Southeast**

Parcel ID No.: multiple

Review Discipline: Air and Water Quality

Reviewer Name: John Hickey

Reviewer Phone Number: (941) 915-2831

Email Address: jhickey@scgov.net

**Summary**

- ☐ 1<sup>st</sup> Request for Additional Information
- ☐ 2<sup>nd</sup> Request for Additional Information
- ☐ Request for Resubmittal Checkpoint Meeting
- ☒ Review Approved (with Stipulations)

**Comments**

1. Sufficient.
2. Please note, per the Unified Development Code Section 124-272(f)(3) 2050 PLAN REGULATIONS, states that the large developments, more than one Village or Hamlet, that seek development approval of a Master Development Order through the Development of Critical Concern (DOCC) process has a water quality monitoring plan requirement.
3. Please also note, some of the subject properties have been used for agricultural operations (row crops, sod, and/or citrus fields). Please review the requirements of Article 9, Section 124-174(a)(1-2) of the Unified Development Code regarding historic uses of the site for agricultural reasons. These requirements will be due at the time of a new Site and Development submittal.  
UDC Section 124-174(a)(1-2)  
“(1) Provide the results of any Environmental Assessments or Audits of the property, along with a narrative of the measures needed to remediate if required by Florida Department of Environmental Protection (FDEP).  
(2) Soil or ground water sampling shall be required at the time of first development order submittal for sites where historical uses include, agricultural operations (fields and groves, cattle operations [cattle dipping vats or pens where animals were concentrated for the purposes of applying chemical treatments], chemical mixing areas, fuel storage and dispensing areas), golf courses, railroad rights-of-way, landfills, junkyards, or for facilities regulated as hazardous waste generators under the Resource Conservation Recovery Act (RCRA). The Applicant and County shall coordinate with the FDEP where contamination exceeding applicable FDEP standards is identified on site.”

**Stipulations**

1. None

**Application: 22-134868 GR****Project Name: Lakewood Ranch Southeast DOCC**

Parcel ID #: 0225001000

Review Discipline: Fire &amp; EMS

Reviewer Name: Jason Smith &amp; Michael Frantz

Reviewer Phone Number: (941) 861-2292

Email Address: mfrantz@scgov.net

**Summary**☒ Review Approved (with Stipulation)**Comments**

Fire & EMS has no objection to the Development of Critical Concern (DOCC) and Village Transition Zone Master Plan.

**Stipulation**

The requirements for additional fully functional access points for each subphase greater than 100 dwelling units has been identified under Section 11: Transportation of the Master Development Order. However, as previously noted in DRC comments from the Pre-Application dated April 7, 2022, at least two fully functional access points are needed on both University Parkway to the north, and on Fruitville Road to the south. Access points within subphases will still need to connect with a major thoroughfare to facilitate adequate outlets for residents from the overall development.