

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

Parcel ID No.: 0179010020, 0515010010, 0515010001, 0514020001, 0514010001, 0512030001, 0517120001, 0517010002, 0519020001, 0519010001, 0521030001, A Portion of 0535030006, 0537010001, 0536020001, 0225001000, 0541010001, 0543010010, 0545002010

**Review Discipline: Parks, Recreation and Natural Resources****Reviewer Name: Mike Sosadeeter****Reviewer Phone Number: 941-350-3205****Email Address: msosadee@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****Section 15 Recreation****A. Conditions for Development Approval.**

1. The Master Developer shall provide +/- 106 acres of developable park land (the "Required Park Acreage") containing a variety of passive and active recreation facilities and opportunities. Said park land shall be distributed throughout all Project Areas as described herein. A minimum of 40 acres of developable land shall be made available for a future Community Park, to be owned and operated by Sarasota County, as indicated on the Lakewood Ranch Southeast Master Plan. The 40-acre Community Park shall be subject to the following conditions:
  - a. The park shall contain 40 acres of land suitable for active recreation development, not including any acreage containing wetlands or other protected habitat.
  - b. The park shall be located adjacent to a planned public roadway.
  - c. Programming of park facilities and activities shall be within the sole discretion and the sole responsibility of Sarasota County.
  - d. Development of the park shall not alter the Open Space calculations for Lakewood Ranch Southeast.
  - e. The park site requested by Sarasota County shall not contain lands owned by Heritage Ranch, LLC.

- f. Sarasota County agrees to allow linkages to and through the park site to the trails network depicted in Map H-1 and H-2; and
  - g. The terms and conditions pursuant to which the 40-acre Community Park would be conveyed to Sarasota County shall be addressed at the first Project Area rezone, including setting a timeline for the development of the park. The County may also have an interest in negotiating an agreement with the Master Developer to develop the 40-acre Community Park, which subject shall be further discussed in connection with the first Project Area rezone.
- 2. Park land distribution throughout Lakewood Ranch Southeast shall be subject to the following conditions:
  - a. Each Project Area shall contain parks with active and passive recreation facilities and opportunities and be interconnected to parks in other Project Areas via linear parks and trails.
  - b. Adjacent Project Areas may share park acreage and recreation facilities by providing a minimum of one larger (15 acre+) community park that is accessible to residents of more than one Project Area.
  - c. Parks and/or linear parks shall be within walking distance (+/-1/4 mile) of a majority of residential units within each Project Area.
  - d. Park land shall be accessible via a roadway, perimeter sidewalk or a trail, and mobility within parks shall be provided via sidewalk or improved trail.
  - e. A Multi-Use Regional Trail (MURT), minimum 10 feet wide (preferred 12 feet for the Shared-Use Nonmotorized (SUN) Trail Program requirements) and paved, shall be provided along the primary north-south roadway traversing the entirety of Lakewood Ranch Southeast. The MURT shall contain passive recreation amenities (i.e. rest stops with shaded seating).
- 3. The following shall count toward park land acreage:
  - a. Pocket, neighborhood, community and linear parks containing passive and active recreation facilities.
  - b. Passive recreation facilities constructed by the Master Developer within Open Space areas throughout Lakewood Ranch Southeast.
  - c. Internal trails and regional trail connections that are set aside and/or constructed with Project Area development.
  - d. Eligible Private Amenities and recreational facilities within Project Areas (determined as part of an RSF-2/PUD rezoning of a Project Area).

All of the items noted above can be counted as a portion of the Open Space calculation for Lakewood Ranch Southeast.

4. The Master Developer shall provide trails that link to the park land, sidewalks, and a multi-modal mobility network within each Project Area, with interconnectivity between Project Areas and future connection points to the remaining developed area within Lakewood Ranch Southeast, including the provision of appropriate transition and connections to adjacent external multi-use path systems and the proposed or existing off-site trails adjacent to the project site, as generally identified in the Sarasota County Trails Master Plan.
5. Providing access to the parks and trails for persons with disabilities, per the Americans with Disabilities Act (ADA), shall be a primary consideration in all park and trail development.

**B. Issues Subject to Further Review in RSF-2/PUD Rezone Applications.**

1. Those items enumerated in Section 15.A.1.c. above shall be reviewed for acceptability to be considered Recreational Uses and/or Open Space.
2. A Tracking Chart shall be prepared by the Master Developer and included by each applicant with each Rezone Application for Project Areas, updated with Subdivision Plan submittals, to show the incremental fulfillment, and ultimate compliance with Condition 15.A.1, above, at time of Buildout.

### Stipulations

1. None.