

From: **Gayle Reynolds** <greynoldsdesign@gmail.com>

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Subject: Fwd: KEEP THE COUNTRY...COUNTRY ACTION ALERT

To: Nancy C. Detert <ncdetert@scgov.net>, Mike Moran <mmoran@scgov.net>, Christian Ziegler <cziegler@scgov.net>, Ron curtsinger <rcutsinger@scgov.net>, Allen Maio <amaio@scgov.net>

**Vote NO on Lakewood Ranch amendments CPA 2022B/ 4100 acre proposal to extend LWR to Fruitville Rd:
Formal Petition Lakewood Ranch southeast**

Dear Commissioners,

LWR developers are asking for approval of a 2050 comp plan amendment, to once again move the Old Miakka Countryside line, amend the comp plan to high density village and Hamlet densities to create a new high density Village Transition Zoning, VTZ zoning, including increases to the existing Lake Park Estates, reduces green ways and buffers from 500' to 50', with no town center or commercial included in 4100 acres.

This proposal occurs nearly at the end of Sarasota County, begining across from the existing entrance to Highhat ranch, which will soon be another high density village development.

17% of the site occurs in a flood plain, including Gum Slough, Myakka River headwaters and Donna Bay .

If the 4,100 acres were developed at allowable Hamlet densities, the number of houses could be as little as 200 houses and as many as 1,600. If the land were developed at the highest density of 1,600 houses then this would create 12,768 daily trips impacting our roadways.

What LWR developers are proposing instead is 5,000 houses. This would create 39,900 daily trips. The total traffic generated under the existing 1 to 5 zoning is 5,722 daily trips. This amendment proposes classic urban sprawl and is the exact opposite of what the 2050 Plan was created to end.

Developers are also proposing a reduction of the required 500' buffer to only 50' and also to limit the Open Space requirement to as little as 43%. The Hamlet open space requirement is 60%. The current 1unit per 5 acres zoning requires 80% open space.

The 4,100 acres is within the boundaries as defined in the Old Miakka Neighborhood Plan. These are historic rural and agricultural lands that were guaranteed protection under the 2050 Plan and the county approved, Countryside Line.

The requested density increase from 1 unit per acre to 2 units per acre with the proposed VTZ designation, is not a transitional zone, but urban sprawl on top of Rural Heritage zoning of 1 unit per 5 or 10 acres. And these units wont be required to be

developed on 1/2 acre lots, but the lots can be any size.

This amendment is not compatible with 5 acre homesteads in Old Miakka. CPA 2022-B is urban sprawl. Calling it a Village Transitional Zone (VTZ) doesn't change the fact that it's urban sprawl proposed right over the top of the Countryside Line and the historic Rural Heritage community of Old Miakka.

The proposal is devoid of wildlife corridor locations and appears to be planned with home sites from district line to line. Protected species must be identified and wildlife underpasses planned with all the new roads. These are details that would be addressed during the construction plan review, but it's important to note that the concept plan does not contemplate ribbons of green space throughout the site, to provide interconnected corridors for threatened wildlife and protected species. The amendment should state how many acres of ribbons of green space will be provided and how wide the ribbons will be. How can the public feel confident that the interconnected corridors are of sufficient size to protect the threatened and endangered species that inhabit the area?

The Manatee/Sarasota Sierra Club urges the board vote NO on this ill conceived proposal.

**Gayle Reynolds
Conservation Chair,
Manatee/Sarasota Sierra Club**