

On Sun, Aug 21, 2022 at 9:24 PM Gayle Reynolds <greynoldsdesign@gmail.com> wrote:

Vote NO on amendment CPA 2022-B, Lakewood Ranch southeast, a 4,100 acre proposal to increase diensities and extend LWR to Fruitville Rd.

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 Hamlet allowances to high density development, to create a new high density Village Transition Zoning, (VTZ) zoning. 2022-B proposes density increases to the existing Lake Park Estates, reduces green ways and buffers from 500' to 50', with no town center or commercial planned in the entire 4100 acres.

17% of the Lakewood Ranch SE site occurs in a flood plain, which includes Gum Slough, Myakka River headwaters and Donna Bay .

Amendment 2022-B is a plan to create sprawl, hopscotched to nearly the end of Fruitville Rd and Sarasota County. These lands begin across from the existing entrance to Highhat ranch, which received density increases far beyond Hamlet allowances and was approved by this board as high density village zoning.

If these 4,100 acres were developed at the current zoning with 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, this would create traffic increases of 12,768 daily trips impacting our overburdened roadways.

What LWR developers are proposing instead is 5,000 houses. These units won't be required to be developed on 1/2 acre lots, but the lots can be any size. This would create traffic increases to 39,900 daily trips, as opposed to the total traffic generated under the existing 1 to 5 acre zoning of 5,722 daily trips.

Developers are also proposing a reduction of the required 500' buffer to only 50' and 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 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.

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.

This amendment is not compatible with 5 acre homesteads in Old Miakka. CPA 2022-B is nothing more than a plan to create urban sprawl in a remote rural location of Sarasota County. 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 by an independent consultant and wildlife underpasses must be 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 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 interconnected corridors are planned and of sufficient size to protect the threatened and endangered species that inhabit the area?

This amendment proposes classic urban sprawl, the exact opposite of what the 2050 Plan was created and approved to do, by the Board of County Commissioners, landowners and developers and this community.

Amendment 2022-B is an ill conceived plan that proposes, unjustifiably, to grab land from the public domain.

The Manatee/Sarasota Sierra Club urges the Board of County Commissioners to protect your citizens and taxpayers, the environment and the Rural Heritage of Sarasota County, by voting NO on CPA 2022-B.

**Gayle Reynolds
Conservation Chair,**