

Detention Facility Site Criteria Analysis

Cow Pen Slough

0329-00-10000

1. Site Size

<u>Acreage</u> -	80, (selected site area)
<u>Shape</u> -	Rectangular, desirable shape
<u>Buildable acreage</u> -	All of selected acreage is buildable

2. Location

<u>Closest residential land</u> -	1.5 miles, east
<u>Res. units within 1 mile</u> -	0
<u>Visibility of site</u> -	Private properties exist to the north and west. Existing vegetation will buffer property to the west. Development may be visible from adjacent private properties.
<u>Planned area development</u> -	Site is surrounded by county owned property to the south and east. To the north and south properties are designated "Rural" and could develop with low density residential. Property to the north is also designated "Village/Open Space" under the 2050 plan and could develop with medium residential densities. Property to the west is designated "Greenway" under the 2050 plan.
<u>Buffers</u> -	Buffers would be required along the north and west property lines.

3. Access

<u>Distance to arterial</u> -	County property fronts Knights Trail Road. Selected site would require improved driveway access of approximately 1.2 miles, including a bridge across the Cow Pen Slough.
<u>Traffic</u> -	Traffic generation of proposed facility is below county threshold for traffic analysis. Traffic impacts to major roads will be minimal.
<u>Distance to the courts</u> -	25.33 miles
<u>Distance to medical services</u> -	13.34
<u>Distance for law enforcement</u> -	
Sheriff/Sarasota -	25.33 miles
Longboat Key -	37.26
Venice -	10.47
Sheriff, So. Co. -	10.47
North Port -	2164
<u>Distance staff/public to get to site</u> -	10.11 miles (central urban location)
<u>Is there public transportation to the site</u> -	No
<u>Distance to public transportation</u> -	8.61 miles (Bus- US 41)

4. Ownership/Development/Construction Costs

<u>Owner(s)</u> -	1 owner SARASOTA COUNTY
<u>Zoning / Requirements</u> -	Special Exception for Detention Facility
<u>Utility Locations</u> -	The nearest County water is a 10 inch line approximately 4.72 miles away, located along the east side of Knights Trail Road and the intersection of Stay N Play Drive. The nearest County sanitary is a 10 inch gravity main and manhole approximately 4.72 miles away, located along the east side of Knights Trail Road and the intersection of Stay N Play Drive. Sanitary lines are in the process of being turned over to the City of Venice.
<u>Existing Buildings</u> -	No structures

6. Environmental Impact

Property can be developed with minimal impact

