
APPENDIX B
OTHER BUSINESS CENTER REVIEWS



SARASOTA COUNTY
"Dedicated to Quality Service"

INTEROFFICE MEMORANDUM

To: Laura Boyce, Planner, Planning Services
From: James Dierolf, Environmental Supervisor, Resource Protection
Date: April 23, 2009
Subject: Comprehensive Plan Amendment CPA2009-01, Villages of Lakewood Ranch
South

Resource Protection (RP) has reviewed the information provided by the applicant in their March 4th, 2009 letter regarding the proposed changes listed in Comprehensive Plan Amendment CPA2009-01. Based on the information provided, RP has the following additional comments regarding the proposed Comprehensive Plan policy and map amendments:

Item 2.A. "Remove Disturbed Wetland System from Greenway"

1. Policies VOS1.2 and GS1.1 allow for adjustments to be made to the Greenway RMA, as depicted on Figure RMA-3, during the master planning process. Specifically, the Board may provide interpretive relief by allowing minor adjustments to the Greenway boundary with actual field verification of each Greenway component and information provided by the applicant during the DRI/Rezone submittal. With this built-in provision to address the applicant's proposed changes, there is no immediate impetus for the proposed Comprehensive Plan Amendments. Therefore, RP recommends denial of this item.
2. During the master planning process, the applicant will have an opportunity to provide data and analysis to demonstrate that the area does not qualify as Greenway RMA pursuant to Policy GS1.1. At this time, the information submitted is insufficient for staff to support interpretive relief. If this information is insufficient during the master planning process, the applicant may consider providing an alternative greenway or buffer configuration pursuant to Policy GS1.1 that demonstrates equivalent or greater net ecological benefit.

Item 2.B. "Revise Boundary of Greenway from 500' Offset to 200' Offset"

3. Policies VOS1.2 and GS1.1 allow for adjustments to be made to the Greenway RMA, as depicted on Figure RMA-3, during the master planning process. Specifically, the Board may provide interpretive relief by allowing minor adjustments to Greenway boundary with actual field verification of each Greenway component and information provided by the applicant during the DRI/Rezone submittal. With this built-in provision to address the applicant's proposed changes, there is no immediate impetus for the proposed Comprehensive Plan Amendments. Therefore, RP recommends denial of this item.
4. RP recognizes the additional information provided by the applicant regarding a proposed alternative greenway/buffer plan (200' planted and maintained buffer). During the master planning process, the applicant will have an opportunity to demonstrate whether this alternative configuration provides equivalent or greater net ecological benefit.

SARASOTA COUNTY GOVERNMENT

INTEROFFICE MEMORANDUM

TO: Laura A. Boyce, AICP, Senior Planner, Planning Services

THROUGH: Paula R. Wiggins, P.E., Manager, Transportation Planning, Public Works

FROM: Amjid Hussain, Transportation Planning, Public Works

SUBJECT: Comprehensive Plan Amendment CPA-2009-01
The Villages of Lakewood Ranch South

DATE: December 5, 2008

OVERVIEW

The subject of the proposed comprehensive plan amendment is a 4,935± acre parcel located north of Richardson Road, on the east of I-75, west of Lorrain Road, and south of University Parkway. The Applicant proposes to amend Figure 6-10: Year 2025 Future Thoroughfare Plan (By Lanes), and Appendix D, Section 4: Year 2025 Future Thoroughfare Plan. If adopted, it will amend the map and text to show Lakewood Ranch Boulevard as a 4-lane minor arterial from Richardson Road to University Parkway. In addition, the proposed amendment seeks the removal of the greenbelt requirement along University Parkway, removal of buffer requirement along southern boundary of the subject parcel and a map change to Figures RMA-1 and RMA-3 relating to the re-mapping of the Gum Slough Greenway.

TRIP GENERATION AND IMPACT ANALYSIS

The proposed Comprehensive Plan Amendment will not increase land use density nor trip generation. However it should be noted that according to the transportation impact analysis submitted with the accompanying Development of Regional Impact Application for Development Approval, there is a need for Lakewood Ranch Boulevard to be constructed as a 4-lane roadway from Fruitville Road to University Parkway in the year 2017.

PLANNED ROAD NETWORK

Lakewood Ranch Boulevard is currently designated a 2-lane minor arterial in the 2025 Future Thoroughfare Plan from Richardson Road to University Parkway. The segment of this roadway from University Parkway to Communication Parkway exists as a 4-lane, divided roadway. The segment of this roadway from Communication Parkway to Richardson Road exists as a two lane industrial local road. There are no fully funded capacity improvements for Lakewood Ranch Boulevard in the Sarasota County five-year Capital Improvement Program (CIP).

North Cattlemen Road and Fruitville Road are fully funded capacity improvements in the County's five-year CIP. North Cattlemen Road, the parallel north-south roadway west of I-75, is currently committed for the construction of a 4-lane roadway from University Parkway to Richardson Road. Fruitville Road, the east-west major arterial east of I-75 is planned for construction as a 4-lane roadway from Coburn Road to Debrecen Road.

CONCLUSION

Transportation Planning recommends amending Figure 6-10 and Appendix D Section 4 to reflect the Future Thoroughfare designation for Lakewood Ranch Boulevard from a 2-lane minor arterial to a 4-lane minor arterial from University Parkway to Richardson Road.

SARASOTA COUNTY GOVERNMENT
ENVIRONMENTAL SERVICES BUSINESS CENTER
WATER PLANNING AND REGULATORY - SURFACE WATER
INTEROFFICE MEMORANDUM

TO: Laura Boyce, Senior Planner, Long Range, Planning and Development Services
Business Center

THROUGH: Warren Davis, P.E., Surface Water Manager, Water Planning and Regulatory,
Environmental Services Business Center

FROM: Nanette Scott, P.E., Engineer, Water Planning and Regulatory, Environmental
Services Business Center

SUBJECT: Comprehensive Plan Amendment CPA-2009-01

DATE: Wednesday, December 03, 2008

Overview:

The subject of this Comprehensive Plan Amendment is a ± 5,883.89 acre site located east of I-75 and south of University Parkway. The site is bordered by undeveloped land to the east, University Parkway, commercial establishments, and single family dwellings to the north and south, and I-75 to the west. Existing ground elevations at the site range from approximately 25.0 feet NGVD to 55.0 feet NGVD on site.

Drainage Basin(s):

Cow Pen Slough (51.33% of the entire site), Braden River (Cooper Creek – 41.45% of the entire site), and Phillippi Creek (7.22% of the entire site)

Drainage Flow Patterns:

Based on Southwest Florida Water Management District (SWFWMD) topographic aerials, runoff from the portion of the site located within the Cow Pen Slough Basin sheetflows in a southwesterly direction before ultimately discharging into Cow Pen Slough; runoff from the portion of the site located within the Braden River (Cooper Creek) Basin sheetflows in both westerly and northerly directions before ultimately discharging into Braden River (Cooper Creek); and runoff from the portion of the site located within the Phillippi Creek Basin sheetflows in a southerly direction before ultimately discharging into Phillippi Creek.

Soil Information:

The soil information is based on data obtained from the United States Department of Agriculture (USDA) Soil Conservation Service. It should be noted that this information pertains to ‘natural’ conditions and that the presence of adjacent man-made drainage works can affect wet season water table depth and duration.

Drainage Classification	Soil	Percent of Soil on Site (±)	Depth of WSWT¹ Below Existing Ground Surface (feet)	Months for Wet Season Water Table
Poorly Drained	EauGallie (10)	57.64	0.5 to 1.5	June to October
Very Poorly Drained	Holopaw (22)	13.83	+2.0 ² to 1.0	June to February
Consists of excavated areas where limestone and phosphate have been mined	Pits and Dumps (32)	5.92		
Poorly Drained	Pineda (31)	5.53	0.0 to 1.0	June to February
Very Poorly Drained	Felda (12)	4.34	+2.0 ² to 1.0	June to February
Poorly Drained	Malabar (25)	3.48	0.0 to 1.0	June to February
Poorly Drained	Felda (11)	2.45	0.0 to 1.0	June to February
Very Poorly Drained	Floridana (15)	2.16	+2.0 ² to 1.0	June to February
Very Poorly Drained	Delray (8)	2.15	+2.0 ² to 1.0	June to December
Poorly Drained	Pople (36)	1.00	0.0 to 1.0	June to October
Poorly Drained	Ft. Green (21)	0.67	0.5 to 1.5	June to September
Very Poorly Drained	Gator Muck (17)	0.52	+2.0 ² to 1.0	January to December
Moderately Well Drained	Tavares (40)	0.28	3.5 to 6.0	June to December
Very Poorly Drained	Manatee (26)	0.03	+2.0 ² to 1.0	June to February

1. WSWT – Wet Season Water Table
2. The (+) indicates that the water is above the ground surface and these soils are generally located in depressional areas and poorly defined drainageways.

Floodplain Information:

According to the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM), the site is located within Zone “C (unshaded)” or areas determined to be outside the 500-year floodplain.

According to the Cow Pen Slough Basin Master Plan and the Southwest Florida Water Management District (SWFWMD) aerial topography maps, $\pm 10.0\%$ (Flood Zone “AH” or 1-3’ deep: 6.5%; Flood Zone “X” or < 1’ deep: 3.5%) of the portion of the site located within the Cow Pen Slough Basin ($\pm 51.33\%$) is located within the 100-year floodplain.

According to the Phillippi Creek Basin Master Plan and the Southwest Florida Water Management District (SWFWMD) aerial topography maps, $\pm 5.0\%$ (Flood Zone “AH” or 1-3’ deep: 3.5%; Flood Zone “X” or < 1’ deep: 1.5%) of the portion of the site located within the Phillippi Creek Basin ($\pm 7.22\%$) is located within the 100-year floodplain.

Future Land Use Policy 1.1.6 from the Sarasota County Comprehensive Plan allows development within the 100-year floodplain as long as the function of the floodplain is protected through floodplain compensation. Floodplain compensation must meet the requirements of the Land Development Regulations (LDR) and will be examined at the time of Site and Development Plan / Construction Plan Approval.

Flooding History for the Area:

A review of the Public Works Business Center Neighborhood Response Team (NRT) database and Staff reports did not indicate any reports of flooding of the subject site. This statement is not intended to indicate that the subject site is not susceptible to flooding, only that none has been reported to the County. NRT and Staff reports did indicate reports of structure, yard, and street flooding in the surrounding area. The flooding was reported during the El Niño rainfall events that occurred in the winter of 1997 when the area received several days of heavy rainfall.

Conclusion:

Development will be required to meet the level of service requirements of the Sarasota County Comprehensive Plan Future Land Use Policy and the Land Development Regulations (Ordinance 2000-074). Therefore, Water Planning and Regulatory does not object to the land use change proposed by this amendment.