



Step 1 – PRE-APPLICATION

Part A – Pre-Application (DRC Meeting) General Information Form

PROJECT INFORMATION

Project Name An Apple a Day Academy
Short Legal (General location) The north 285.5 ft of Lot 13, Newtown Farms, as per plat thereof recorded in PB 4, Pg 38
Acres (Total site) 1.7 ac +/-
Parcel Identification (PID) Numbers (note partial PIDs) 0028040032
Address Leonard Reid Avenue, Sarasota, FL 34234

Existing and Previous Use of Land

What are the existing uses on this property? Vacant
What are the previous uses on this property? Vacant

APPLICATION TEAM

Agent

Name Misty Servia, AICP Company Zirkelbach Construction
Address 520 12th Street W, Unit 204, Bradenton, FL 34205
Email misty@zconstruction.com
Phone numbers: Office 941-256-4261 Cell 941-256-4261

Owner

Name Ray Williams Company Vott Partners, LLC
Address 4054 Sawyer Road Sarasota, FL 34233
Email raywilliams726@hotmail.com
Phone numbers: Office 941-320-5094 Cell 941-320-5094

Contract Purchaser

Name Christina Miller Company An Apple a Day Academy
Address 2608 Darwin Avenue Sarasota, FL 34239
Email info@anappleadayacademy.com
Phone numbers: Office 941-587-1418 Cell 941-587-1418

Other Team Members

Name Alexander Zuendt, PE Company Zuendt Engineering
Address 5340 Gulf Drive, Suite 201 New Port Richey, FL 34652
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APPLICATION DETAILS

Application Type

- Private
- Public (County-Initiated)

Type of Request

- RZ (Rezone)
- SE (Special Exception)

****MUST INCLUDE**** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)2a.)
(Maximum of 255 Characters)

Site and Development Plan for a Day Care/Pre-School for children ages 3 mos to 6 years.

Note other Applications that will be processed concurrently with this Application:

- Comprehensive Plan Amendment (CPA)
- Critical Area Plan (CAP) Amendment
- Zoning Text Amendment (ZTA)

PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- N
- Y

Previous Petition Numbers:

N/A

List other previous approvals (variances, alternative parking plans):

N/A

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.

N/A



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ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

Zoning Districts

Existing

1. District RMF-2
a. Acres 1.7 ac +/-
2. District _____
a. Acres _____
3. District _____
a. Acres _____

Proposed

1. District _____
a. Acres _____
2. District _____
a. Acres _____
3. District _____
a. Acres _____

Is a Planned District proposed?

- N
- Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- Unknown
- N
- Y; Describe

Is the purpose of the proposed application to address a code violation?

- N
- Y; Describe

Future Land Use (FLU) Designations

Existing

1. Designation High Density Residential
a. Acres 1.7 ac +/-
2. Designation _____
a. Acres _____
3. Designation _____
a. Acres _____

Proposed

1. Designation _____
a. Acres _____
2. Designation _____
a. Acres _____
3. Designation _____
a. Acres _____

Is this property located within the **Urban Service Boundary Layer**

- N
- Y



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Is property located in a **Critical Area Plan (CAP)**?

- Unknown
- N
- Y

Name of CAP _____

Attach a copy of the adopted ordinance to your Pre-Application Form.

PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

- N
- Y n/a

Is the mix of uses within single development plan?

- N
- Y n/a

Note the proposed amount of each use:

- Commercial: Sq. Ft. _____
- Office: Sq. Ft. _____
- Industrial: Sq. Ft. _____
- Civic: Sq. Ft. _____
- Residential: Number of units _____
- Transient Accommodation (hotel/motel):
 - Number of rooms _____
 - Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____



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SINGLE-USE

Non-Residential

Is a Non-Residential Use Proposed?

- N
 Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

An Apple a Day Academy is a pre-school/day care for children ages 3 mos to 6 years of age.

Note the proposed use and amount:

- Assisted Living Facility (ALF)
 Number of beds per room (per Unified Development Code Section 124-144(a)) _____
- Commercial: Sq. Ft. Approx. 6,200 sf
- Office: Sq. Ft. _____
- Industrial: Sq. Ft. _____
- Telecommunication Tower: Height _____
- Transient Accommodation (hotel/motel):
 Number of rooms _____
 Number of rooms with a kitchen (per Unified Development Code Section 124-305) _____
- Other: Type _____ ; Sq. Ft. _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Residential

Is a Residential Use Proposed?

- N
 Y

Requested Total Number of Units n/a



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Requested Density n/a (units/acre)

Type and Number of Units

- Single Family detached; Number _____
- Single Family attached; Number _____
- Multi-Family; Number _____
- Live-Work; Number _____

Anticipated Price Range (Market Rate):

For Sale _____

For Rent _____



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Is Affordable/Workforce Housing being provided?

- Unknown
- N
- Y
- At or below 80% AMI: _____ % of Units _____ # of Units
- At or below 100% AMI: _____ % of Units _____ # of Units
- At or below 120% AMI: _____ % of Units _____ # of Units
- At or below 140% AMI: _____ % of Units _____ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale _____
For Rent _____

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
How many floors of parking? _____
- Parking structure (parking only, no other uses)
How many floors of parking? _____

Development Timeframe

Anticipated Construction Start Date Sept. 2023
Anticipated Build-Out Date Aug 2024



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INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

- N Attach the Easement Agreement to the Formal Application Packet.
- Y Name of public road Leonard Reid Avenue

SCAT (Sarasota County Area Transit)

- Is proposed project on an existing SCAT route?
 - N
 - Y The distance of main entrance to nearest bus stop is: Less than 1/4 mi
- What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)
 - None
 - Yes, please list _____

Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

- Existing 0
- Proposed 0.53 ac

How will stormwater runoff will be managed?

- Existing (or modification of existing) stormwater facilities
- Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

- Wet Pond
- Dry Pond
- Swales
- Underground Vault
- Low Impact Development (LID) Techniques
- Other _____
- Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.
- Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.



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Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

- N
 Y

Is there an existing septic system on the property?

- N
 Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? 0 EDUs

Potable Water

How will potable water be provided?

- Existing well
 Proposed well
 Sarasota County Utilities
 Other provider; Provider Name _____

Wastewater

How will wastewater be provided? (Check all that apply)

- Existing septic tank
 Proposed septic tank
 Sarasota County Utilities
 Other provider; Provider Name _____

Reclaimed Water

Will reclaimed water be utilized by the proposed development?

- N
 Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

- N
 Y

Provide the name of the proposed reclaimed water supplier _____

Is reclaimed water available to the property?

- N
 Y

Will an augmentation be utilized as a backup for the reclaimed water?

- N
 Y

Estimated irrigated acreage 1 acre

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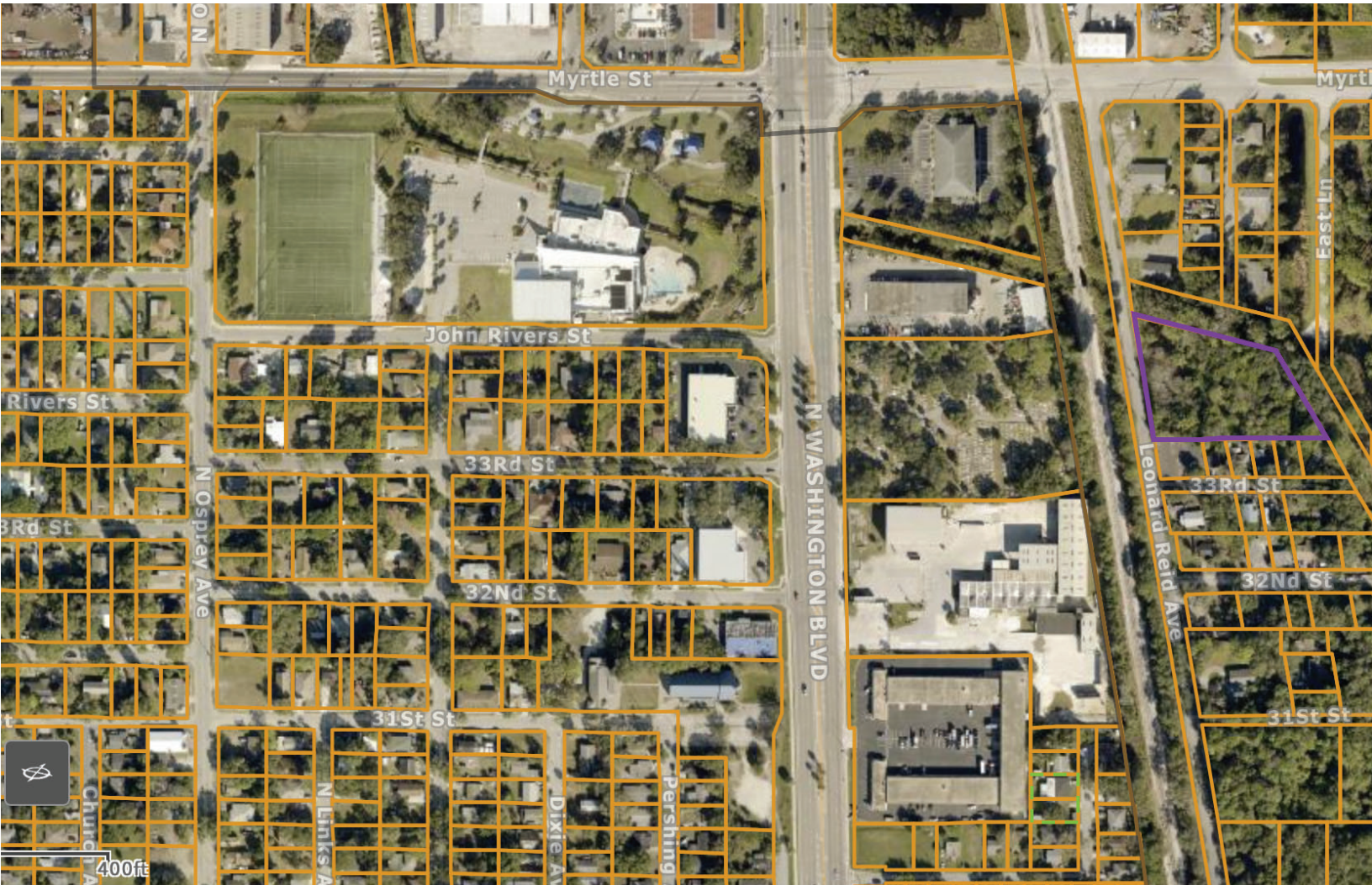
REQUIREMENTS SUMMARY

- Part A Pre-Application General Information Form**
- \$350.00** Pre-Application Fee
- Aerial** imagery of parcel(s) (most recent available)
 - Aerial 1 – General area of subject property, adjacent properties and area roadways
 - Aerial 2 – Subject site; label all PIDs and roadways
- Pre-Application Development Concept Plan (DCP)**

The Pre-Application DCP is required to include the following:

 - Scale Bar
 - North Arrow (prefer pointing to top of page)
 - Date
 - Legend
 - Property Boundary
 - Adjacent Existing Uses
 - Existing On-Site Uses (buildings, parking, wells, septic field)
 - Existing Land Cover (vegetation, grand trees)
 - Protected Environmental Habitat
 - Proposed Uses
 - Access Roads/Drives
 - Buffers – width and opacity
 - Buildings
 - Non-Residential Area (Sq. Ft.)
 - Parking Areas
 - Residential Units Requested (Max) n/a
 - Setbacks – dimension
 - Stormwater ponds
 - Notes / Site Data Table
 - Area (Gross Acres)
 - Zoning – Existing and Proposed
 - Residential Units Requested
 - Non-Residential Area (Sq. Ft.)
 - Open Space – Required and Proposed
 - Parking – Required and Proposed
 - Parkland Calculations (if applicable)
 - Building Heights

AERIAL #1



AERIAL #2

