



Step 1 – PRE-APPLICATION

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

PROJECT INFORMATION

Project Name HANDCRAFTED IRON DOORS, LLC
Short Legal (General location) NE PORTION OF BLOCK 37 PALMER FARMS
Acres (Total site) 3.38 Acres
Parcel Identification (PID) Numbers (note partial PIDs) 0219013707
Address 50 DEBRECEN RD SARASOTA FL, 34240

Existing and Previous Use of Land

What are the existing uses on this property? OPEN USE ESTATE
What are the previous uses on this property? OPEN USE ESTATE

APPLICATION TEAM

Agent

Name Shane McGee Company Bright House Consulting
Address PO BOX 100542 LAKEWOOD RANCH, FL 34211
Email smcgee@bhcdllc.com
Phone numbers: Office _____ Cell 813-624-1558

Owner

Name RICHARD E REID Company HANDCRAFTED IRON
Address 1506 CAMARGO PLACE LAKEWOOD RANCH, FL 34202
Email _____
Phone numbers: Office 941-373-1922 Cell 412-596-3457

Contract Purchaser

Name _____ Company _____
Address _____
Email _____
Phone numbers: Office _____ Cell _____

Other Team Members

Name _____ Company _____
Address _____
Email _____
Phone numbers: Office _____ Cell _____



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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)

We are seeking a rezone from OUE-2 to OPI/PD to locate and operate a non-manufacturing business.

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:

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

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



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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 OUE-2
a. Acres 3.38
- 2. District _____
a. Acres _____
- 3. District _____
a. Acres _____

Proposed

- 1. District OPI/PD
a. Acres 3.38
- 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 SRURAL
a. Acres 3.38
- 2. Designation _____
a. Acres _____
- 3. Designation _____
a. Acres _____

Proposed

- 1. Designation SRURAL
a. Acres 3.38
- 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

Is the mix of uses within single development plan?

- N
- Y

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.)

This will be an office, showroom and storage for inventory of the owners sales.

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. _____
- 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 _____



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Requested Density _____ (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 _____
Anticipated Build-Out Date _____



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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 Fruitville rd and Debrecen rd

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: _____

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 10,000

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 _____

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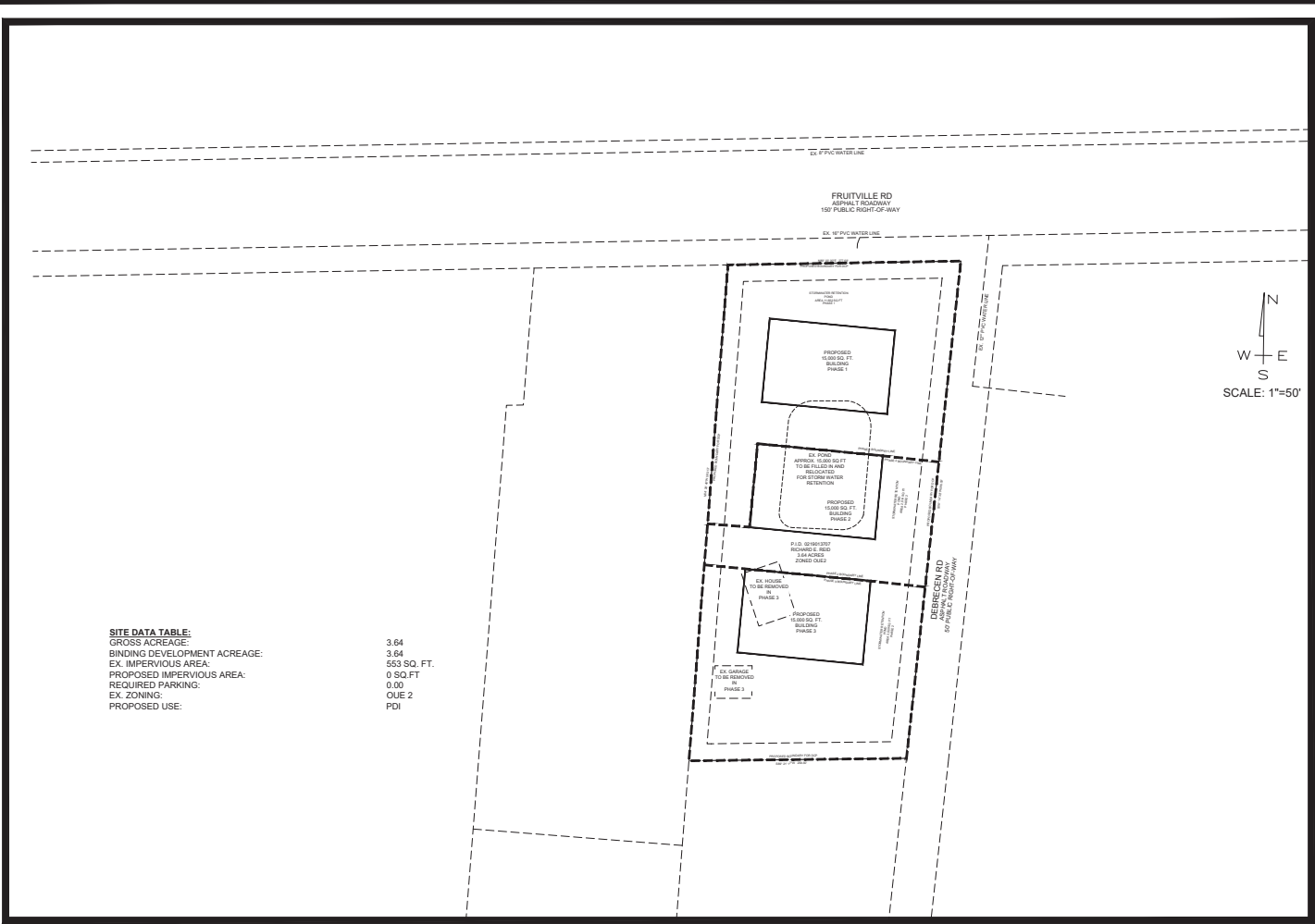
Part A – Pre-Application (DRC Meeting) General Information Form

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)
 - 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



SITE DATA TABLE:	
GROSS ACREAGE:	3.64
BINDING DEVELOPMENT ACREAGE:	3.64
EX. IMPERVIOUS AREA:	563 SQ. FT.
PROPOSED IMPERVIOUS AREA:	0 SQ. FT.
REQUIRED PARKING:	0.00
EX. ZONING:	OUE 2
PROPOSED USE:	PDI

BHC
BRIGHT HOUSE CONSULTING
DESIGN-BUILD-MANAGE
PH: 813-624-1588

BINDING DEVELOPMENT CONCEPT PLAN
HANDCRAFTED IRON DOORS, LLC
FRUITVILLE AND DEERECCUN RD
SAKABOTA, FL

JOB: HC100001
DWN: ESM
DATE: 07/26/2023
SCALE: 1" = 50'

REVISION



N
W + E
S
SCALE: 1"=400'

BHC
BRIGHT HOUSE CONSULTING
DESIGN-BUILD-MANAGE
PH: 813-624-1588

AERIAL DEVELOPMENT CONCEPT PLAN
HANDCRAFTED IRON DOCKS, LLC
FRUITVILLE AND DEPREEVEN RD
FLORIDA, FL

JOB: SM10001
DWN: ESH
DATE: 10/14/2022
REVISION