

PALMER RANCH INCREMENT 27 - MASTER DEVELOPMENT ORDER INFORMATION REQUIREMENTS FOR DRI AIDA SUBMISSION

Background

On April 6, 2017, a Pre-Application meeting was held for the proposed Palmer Ranch Increment 27 DRI Application for Incremental Development Approval on Parcels B9 (40 acres) and B10 (53.77 acres). Parcel B10 is a Sarasota County Park and is not being developed in any way by the applicant for B9, but was included within Increment 27 since all land within the Master DRI must be included within an Increment including county parks. The property is located south of Sawyer Loop Road & approx. 1,000 ft. east of McIntosh Road (see Attachment I and II). Attending this meeting was the applicant and their consultants, Sarasota County development review staff and SWFRPC staff.

Project Description

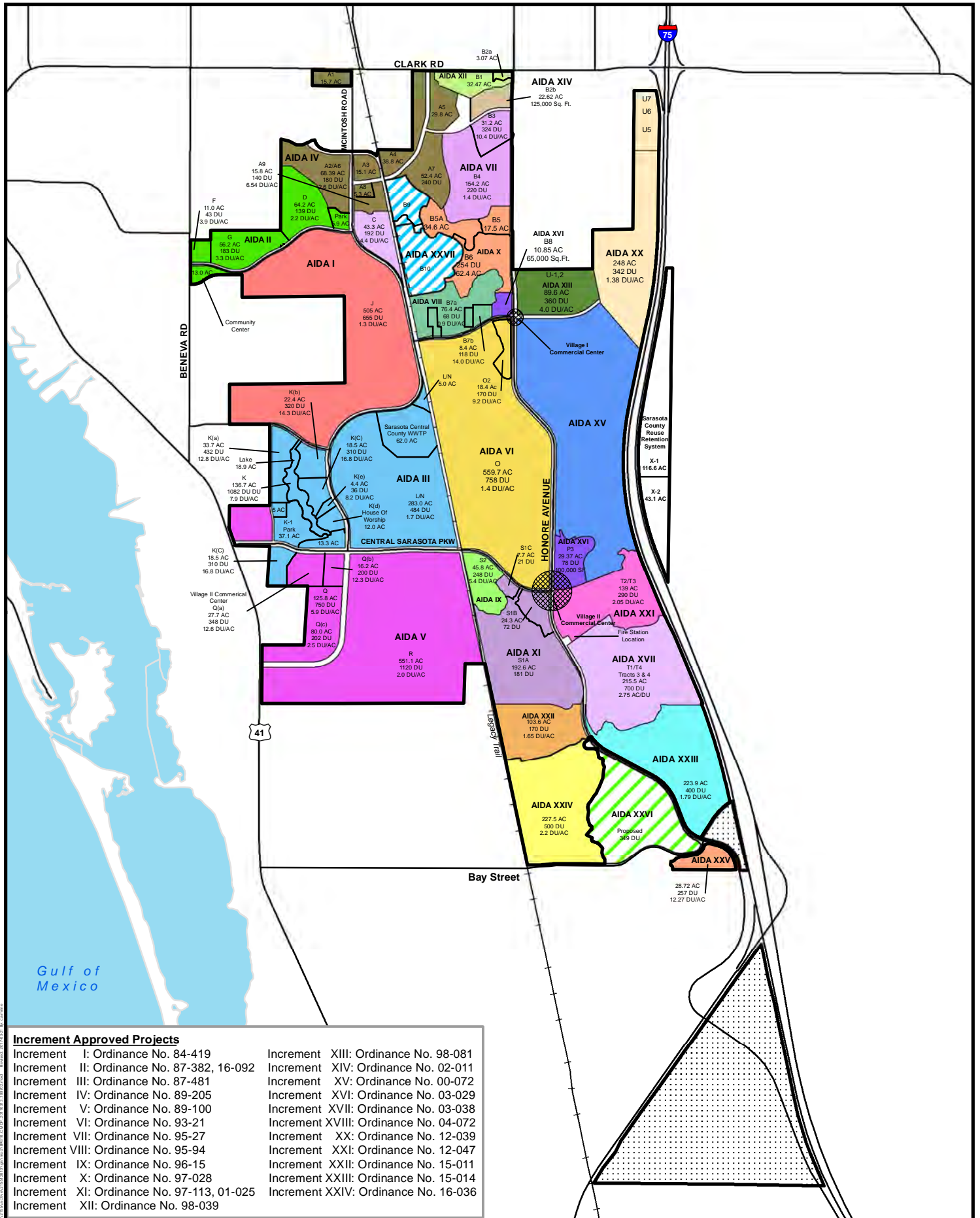
The development proposal is to construct a gated residential community consisting of 149 multi-family residential units with an amenity area on Parcel B9 (see Attachment III).

Questions for Palmer Ranch Increment

Pursuant to the amended Master Development Order, all parties agreed to require the applicant to answer all applicable regional and local information requirements (see Attachment IV). As required by the MDO a recent revised and updated transportation reanalysis included impacts from Increment 27.

RECOMMENDED ACTION: Approve the questionnaire checklist.

April 20, 2017

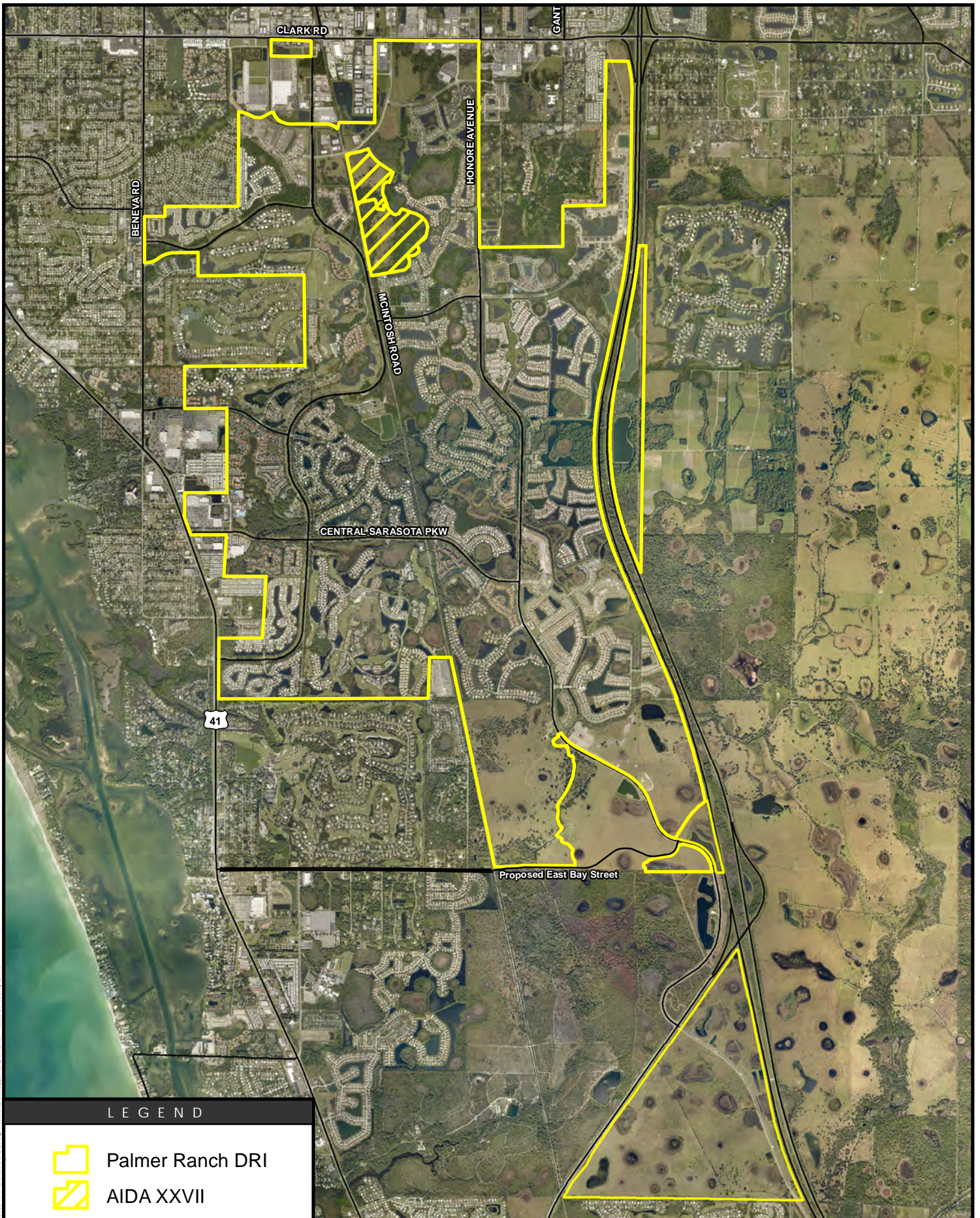


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Palmer Ranch Master Development Order
 Conceptual Master Development Plan
 Map H-2
 Palmer Ranch Development of Regional Impact
 March 2017

Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 tel 941.907.6900
 fax 941.907.6911





LEGEND

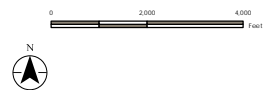
-  Palmer Ranch DRI
-  AIDA XXVII



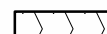
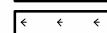
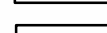

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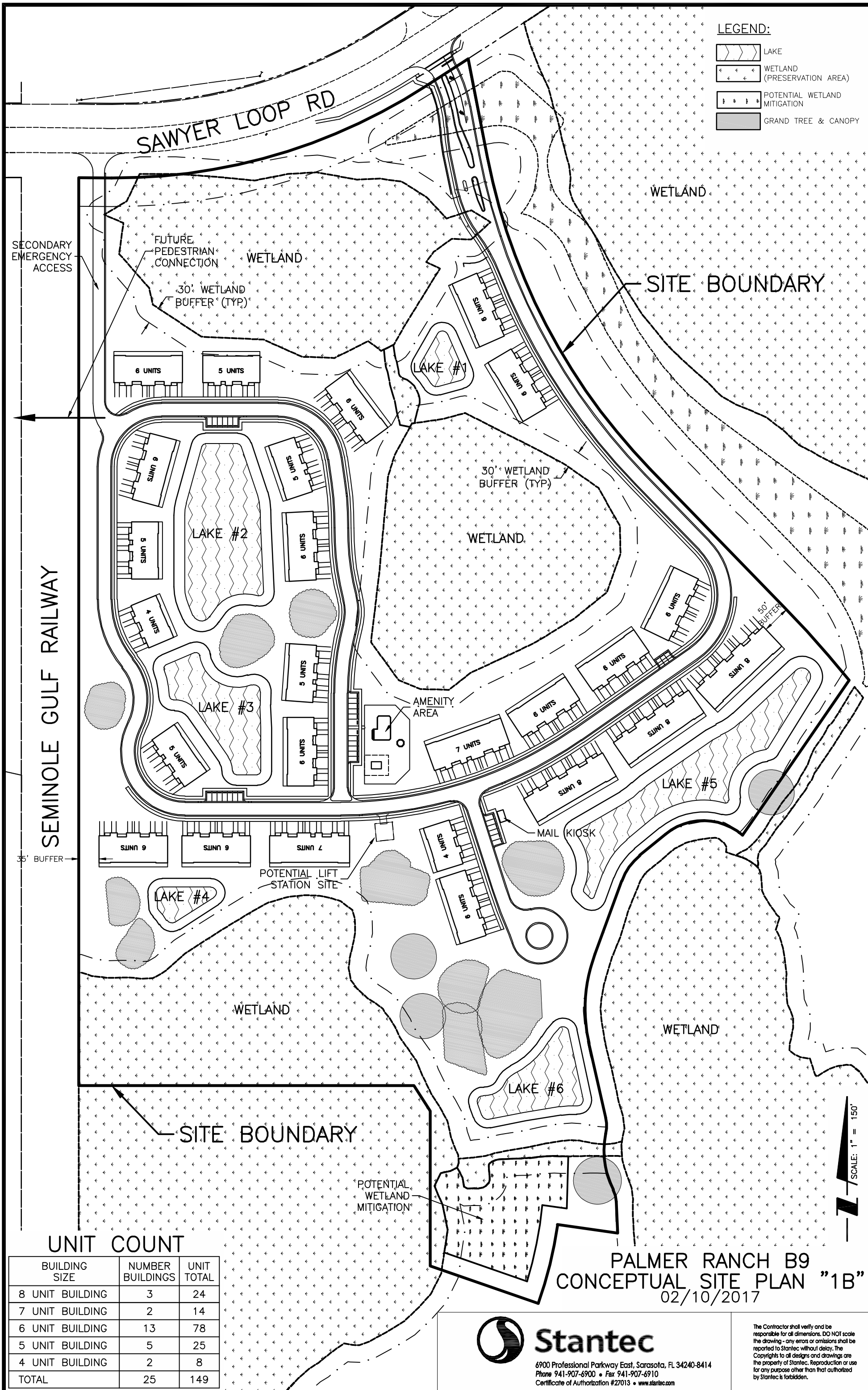
Palmer Ranch - Increment XXVII - Parcels B-9 & B-10
 ATTACHMENT II Map B
 Site Aerial Map
 March 2017

Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 tel 941.907.6900
 fax 941.907.6911



LEGEND:

-  LAKE
-  WETLAND (PRESERVATION AREA)
-  POTENTIAL WETLAND MITIGATION
-  GRAND TREE & CANOPY



UNIT COUNT

BUILDING SIZE	NUMBER BUILDINGS	UNIT TOTAL
8 UNIT BUILDING	3	24
7 UNIT BUILDING	2	14
6 UNIT BUILDING	13	78
5 UNIT BUILDING	5	25
4 UNIT BUILDING	2	8
TOTAL	25	149

PALMER RANCH B9
CONCEPTUAL SITE PLAN "1B"
02/10/2017



6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

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PALMER RANCH MASTER DEVELOPMENT ORDER QUESTIONNAIRE CHECKLIST FOR DRI-AIDA SUBMISSION

Subject	Question No.	Regionally Significant Y/N	Answer Required Y/N	Special Note
Palmer Ranch Master Development Order (Ordinance No. 2015-010, as Amended) Questions Subject to Further Review in AIDA's				
General DRI AIDA Information	Part I & Part II	Y	Y	Submit Maps A, B, C.1. C.2, C.3, F.1, F.2, G.1, G.2, H.1 & I.2
Specific Conditions Air Quality	None	N	N	
Land/Soils	None	N	N	
Rare & Endangered Species	None	N	N	
Water Quality & Drainage	B. 1-4	Y	Y	Answer B. 1-4
Native Habitats	B. 1-4	N	Y	Answer B. 1-4 plus additional questions to be addressed, specifically relating to Wildlife and Plant Resources. These questions are taken from the State of Florida DRI Application.
Land Use/Housing	B. 2-3	Y	Y	Answer B. 2 & 3
Historical & Archeological		N	N	
Recreation & Open Space	B. 1	N	Y	Answer B.1
Floodplain/Hurricane Evacuation	B. 1-2	Y	Y	Answer B. 1 & 2
Transportation	B. 1	Y	Y	Trip generation rates and site access issues
Wastewater	B. 1 & 2	N	Y	Answer B. 1 & 2
Water Supply	B. 1-3 & *B. 4	N	Y	Answer B. 1-4 (B. 4 to be adopted)
Solid Waste	B. 1	N	Y	Answer B.1
Police	B. 1	N	Y	Answer B.1
Fire Protection/Health Care	B. 1	N	Y	Answer B.1

SPECIFIC DRI INFORMATION – ADA Questionnaire (Form ~~DSP-BLWM-11-76~~ renumbered DEO-BCP ADA 1 on 10-01-11)

Applicant Information

Part I

Subject	Question No.	Regionally Significant Y/N	Answer Required Y/N	Special Note
Schools	A, B & C			Responses Part V, Q 27,

GENERAL

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

- 1 In all appropriate AIDA's, the Palmer Ranch shall respond to the following general questions as required in the Standardized Questionnaire for Developments of Regional Impact in Unincorporated Sarasota County:

Part I

- A. Statement of Intent
- B. Applicant Information
- C. Development Information
- D. Permit Information
- E. Statement of Purpose

Part II

- A. General DRI Information
- B. Maps
- C. General Project Description

WATER QUALITY & DRAINAGE

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

- 1 Concurrent with each AIDA submitted for any development parcel, the appropriate Watershed Management Plan shall be updated and submitted to Sarasota County. The Southwest Florida Regional Planning Council shall be provided with a copy of any updates.
- 2 Any subsequent Application for Incremental Development Approval (AIDA) for the Palmer Ranch shall include an environmental and surface water management plan for the increment documenting consistency with the Little Sarasota Bay Watershed Management Plan. This plan shall be reviewed and approved by appropriate county departments as determined at the time of submittal.
- 3 The Palmer Ranch shall adhere to the Little Sarasota Bay Watershed Management Plan and all applicable drainage basin models. The drainage basin models shall be updated to assess any future changes in land use within the applicable areas of the Palmer Ranch.
- 4 The Applicant shall be responsible for any corrective actions required for the maintenance of stormwater management systems which is not specifically the responsibility of Sarasota County.

NATIVE HABITATS

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. Wetland modifications/alterations on the east side shall be as shown on Map F2 (Exhibit F), unless otherwise approved by Sarasota County. The total area of wetland habitat preserve may be slightly reduced resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements as identified in subsequent Applications for Incremental Development Approval (AIDA's). All alterations in wetlands which result in a loss of habitat shall be mitigated. The amount of mitigation needed to offset alterations that result in loss of wetland habitat shall be determined by the Uniform Mitigation Assessment Method (UMAM) Chapter 62-345 Florida Administrative Code. In instances where the UMAM requirements do not apply, mitigation shall be on a one-to-one basis for wet prairies and sloughs and a three-to-one basis for swamps and heads. All wetland mitigation shall be accomplished within the "Wetland Restoration/Rehydration Target Areas" shown on Map G2.1 (Exhibit I).

Any future request to slightly reduce the total area of wetland habitat preserve shall be addressed as part of the appropriate Application for Incremental Approval (AIDA). The rationale for alteration and the alternatives that were investigated to either limit or eliminate the need for wetland alterations shall be provided by the Applicant as part of appropriate AIDA's. Specific details of any wetland alteration/modification and appropriate mitigation, monitoring and maintenance plans shall be submitted to Sarasota County for review and approval at the preliminary plan or site and development plan stage. These plans shall address the criteria contained in "The Environmental and Surface Water Management, Maintenance and Monitoring Manual for the Palmer Ranch." Said alterations and/or required mitigation shall be consistent with the Management Guidelines of the Environment Chapter of the Sarasota County Comprehensive Plan, County approved mitigation monitoring and maintenance plans, the intent of the MDO commitment of preserving both wetland habitats and mitigation areas, and subject to the review and approval by Sarasota County.

2. In accordance with the MDO commitments, all undisturbed wetlands, mitigation areas and required upland vegetative buffers shall be maintained as preservation areas, labeled preservation areas on all plans, and whenever practical, recorded as separate tracts on final plats. All preserve areas shall be maintained in compliance with resource management plans (including identification of responsible entity) submitted as part of appropriate AIDA's, subject to review and approval by the County.
3. Open space areas shall be depicted on the appropriate AIDA's to ensure that preservation, conservation/open space areas, wildlife corridors, wetland restoration, mitigation and littoral zone target areas are used first to fulfill open space requirements. A breakdown of open space with an indication of where the proposed open space balance would be allocated in the future shall be submitted with each AIDA, thereby demonstrating compliance with this requirement. Any proposed reallocation of open space types shall a) not involve either designated preservation areas or lands within existing eagle primary

protection zones, b) not create a net loss of open space, and c) be justified by the Applicant and approved by Sarasota County through the AIDA or subsequent amendment process. Any proposed modifications complying with these criteria shall not be deemed a substantial deviation pursuant to Chapter 380, Florida Statutes.

4. In accordance with Native Habitat Condition No. 9 herein, no less than 40.0 acres of mesic hammock shall be maintained as preserves on all plans, and whenever practical, recorded as separate tracts on appropriate final plats. Exact locations and acreages of mesic hammock preserves shall be identified in the appropriate subsequent AIDA's. To ensure compliance with the Comprehensive Plans' Management Guidelines concerning mesic hammock, the Applicant shall develop in consultation with Sarasota County a monitoring program through the preliminary plan and/or site and development plan process to assure that no more than 25 percent of mesic hammocks are removed from the east side Palmer Ranch DRI site and that 50 foot wide buffers of mesic hammock adjacent to wetlands and watercourses are maintained. Prior to or concurrent with the first preliminary plan and/or site and development plan submittal containing mesic hammock within the east side, a monitoring program shall be submitted to Sarasota County for review and approval. Said preservation areas shall be maintained in accordance with resource management plans (including identification of responsibility entity) submitted as part of appropriate AIDA's subject to review and approval by Sarasota County.

Additional questions to be addressed, specifically relating to Wildlife and Plant Resources. These questions are taken from the State if Florida DRI Application:

- 1) Identify the dominant species and other unusual or unique features of the plant communities on Map F. Identify and describe the amount of all plant communities that will be preserved in a natural state following development as shown on Map H.
- 2) Discuss what survey methods were used to determine the absence or presence of state or federally listed wildlife and plants. State actual sampling times and dates, and discuss any factors that may have influenced the results of the sampling effort.
- 3) List all state or federally listed wildlife and plant resources that were observed on the site. Given the plant communities on site, list any additional state or federally listed wildlife and plant resources expected to occur on the site and show the location of suitable habitat. Additionally, address any unique wildlife and plant resources, such as colonial bird nesting sites and migrating bird concentration areas. For species that are either observed, or expected to utilize the site, discuss the known or expected location and populations size on-site, existence (and extent, if known) of adjacent, contiguous habitat off-site, and any specific habitat requirements of the species.
- 4) Indicate what impacts development of the site will pose to affected state or federally listed wildlife and plant resources.
- 5) Discuss what measures are proposed to be taken to mitigate impacts to state and federally listed wildlife and plant resources. If protection is proposed to occur on-site, describe

what legal instrument may be used to protect the site, and what management activities will be taken to maintain habitat value. If protection is necessary to occur off-site, identify the proposed amount, and what means will be employed to ensure that off-site protection.

LAND USE/HOUSING

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. Estimate the population increases in each AIDA according to any phasing of development. Indicate the ultimate functional and resident population, and areas of population concentration in each AIDA area.
2. Provide the following demographic and housing information. If specific demographic information is not available, use County-wide data.
 - b. Number of persons per household.
 - c. Number of children per household.
 - d. Number of elderly per household (Age 65 years and older).
 - e. Total number of housing units to be built. Indicate type of housing (i.e., single family, duplex, cluster, multi-family), and tenure (i.e., owner occupied versus renter occupied).
 - f. Anticipated first year of home sales.
 - g. Projected final year of home sales.
 - h. Projected number of sales per year by housing type and tenure.
 - i. Estimated average sales price per year until build-out occurs.

RECREATION AND OPEN SPACE

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. Indicate the size, location (Map H-2), ownership and type of all proposed recreation and open space areas. The bicycle and pedestrian circulation systems shall be delineated on each subsequent Map H-2 or on an updated Map-1-2/ MPCP Master Pedestrian and Circulation Plan.

FLOODPLAIN/HURRICANE EVACUATION

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

2. If the area is subject to category 2 or 3 flooding, information shall be submitted concerning expected flooding levels, building elevations, and shelter plans, as well as any other information deemed necessary.

3. The Palmer Ranch shall consult with Sarasota County, prior to the site and development stage of each AIDA. Sarasota County Emergency Services will review each facility to be used as an emergency shelter, to determine whether it is adequate for a storm shelter. In addition, all evacuation routes shall be reviewed to determine their adequacy in the event of an emergency.

TRANSPORTATION

- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S
 1. Palmer Ranch shall continue to provide reanalysis for the DRI pursuant to the requirements of the Settlement Stipulation described in Resolution No. 87-549 and consistent with the methodologies utilized in prior analyses adopted by Sarasota County Resolution Nos. 89-98 and 95-231, as described in the Stipulation of Settlement (Exhibit J). The review of subsequent Transportation issues in AIDA's shall be limited to providing trip generation information demonstrating consistency with the Transportation reanalysis and demonstrating adequate site access.

WASTEWATER

- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S
 1. The Palmer Ranch shall update all projected wastewater flows for each AIDA project.
 2. Each AIDA shall include average daily flow in MGD of wastewater generated by each development at the end of each phase.

WATER SUPPLY

- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S
 1. Potable Water - Each AIDA shall identify potable water needs and the most feasible sources to satisfy potable water demands.
 2. Non-potable Water - Each AIDA shall have definitive land use plans which quantify the irrigation and other non-potable water demands and detail the non-potable water supply source to satisfy demands.
 3. If any water wells exist, they shall be located during site investigations for each AIDA, at which time, proposed well locations and other information required for non-potable use shall also be delineated and presented in AIDA documents.
 4. Parcels within each AIDA are required to connect to Sarasota County Public Utilities reclaimed water systems when reasonably available. In cases where a connection to reclaimed water is not readily available, then the development shall be constructed with the underground infrastructure needed to establish a reclaimed connection at a future date. Sarasota County's Utility Director is authorized to determine the configuration of are claimed water connection or future reclaimed water connection, or waive this

requirement in cases where the Utility Director deems the connection requirement impractical.

SOLID WASTE

- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S
 - 1. The Palmer Ranch shall provide in each AIDA a letter from the Sarasota County Director of Solid Waste indicating the amount of current excess capacity to accommodate the additional refuse.

POLICE

- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S
 - 1. The Palmer Ranch shall indicate the demand that will be generated by each AIDA for police services.

FIRE PROTECTION/HEALTH CARE

- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

SPECIFIC DRI INFORMATION

In the appropriate AIDA's the Palmer Ranch shall respond to the following questions as required in ADA Questionnaire (Form DSP-BLWM-11-76 Note: Renumbered DEO-BCP ADA 1, 10-01-11):

Question 42-27- Schools. (Responses A and B).

- A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on chart below):

Phase	Elementary	Middle	High	Total
Existing				
Phase(s)				
Total				

- B. Will school facilities or sites be dedicated or otherwise provided on the site?
- C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.