

## **PALMER RANCH INCREMENT 29 - MASTER DEVELOPMENT ORDER INFORMATION REQUIREMENTS FOR DRI AIDA SUBMISSION**

### Background

On December 20, 2018, a Pre-Application meeting was held for the proposed Palmer Ranch Increment 29 DRI Application for Incremental Development Approval. The project is a proposed single-family development on the northern 228.83± acres of the Palmer Ranch Parcel 660 parcel, located south of SR 681 and west of Honore Avenue (see Attachment I). Attending this meeting was the applicant and their consultants, Sarasota County development review staff and SWFRPC staff.

### Project Description

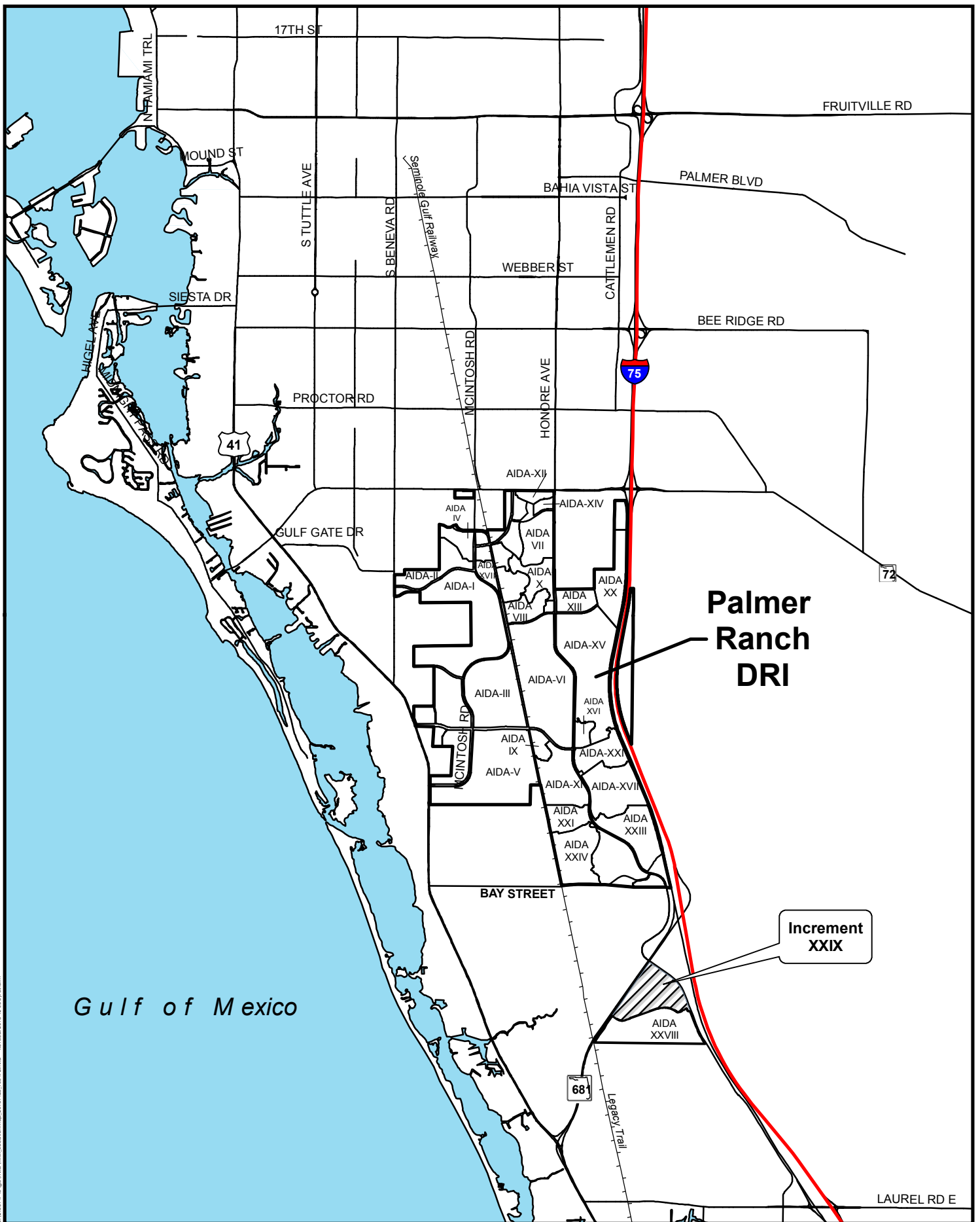
The contract purchaser, DiVosta/Pulte Homes intends to develop the northern 228.83± acres of the Palmer Ranch Parcel 660 as a planned residential development consisting of 500 single-family homes, a community center, lakes, wetland preserves, buffers and other open space (see Attachment II).

### 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 III). As required by the MDO a recent revised and updated transportation reanalysis included impacts from Increment 29.

**RECOMMENDED ACTION:** Approve the questionnaire checklist.

January 17, 2018



Gulf of Mexico

Palmer Ranch DRI

Increment XXIX



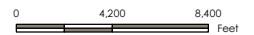
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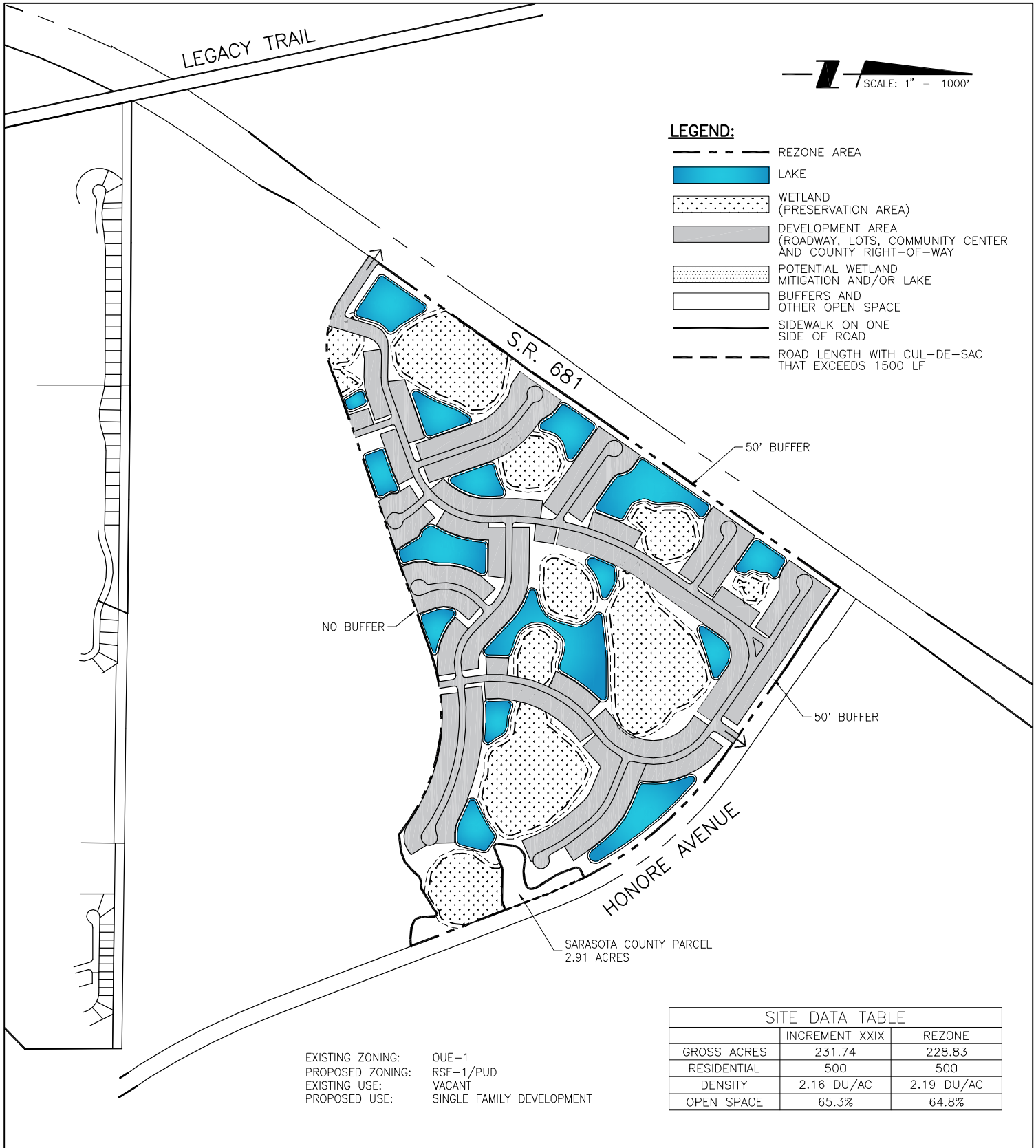
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Palmer Ranch - Increment XXIX

Site Location Map  
December 2018

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





EXISTING ZONING: OUE-1  
 PROPOSED ZONING: RSF-1/PUD  
 EXISTING USE: VACANT  
 PROPOSED USE: SINGLE FAMILY DEVELOPMENT

SITE DATA TABLE		
	INCREMENT XXIX	REZONE
GROSS ACRES	231.74	228.83
RESIDENTIAL DENSITY	500	500
	2.16 DU/AC	2.19 DU/AC
OPEN SPACE	65.3%	64.8%

PROJECT: PALMER RANCH 6B – REZONE

CLIENT: DIVOSTA HOMES



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-6910  
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BINDING DEVELOPMENT CONCEPT PLAN

SCALE: 1" = 1000'	DATE: 11/2018
SEC: 13,18 TWP: 38S RGE: 18E,19E	REV NO:
PROJECT NO. 215614740	INDEX NO: 215614740-01C-851EX
DRWN BY/EMP NO. R.LaRue	SHEET NO: 1 OF 3

# ATTACHMENT III

## 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	Y	Y	
Water Quality & Drainage	B. 1-4	Y	Y	Answer B. 1-4
Native Habitats	B. 1-3	Y	Y	Answer B. 1-3
Land Use/Housing	B. 2-3	Y	Y	Answer B. 2 & 3
Historical & Archeological		N	Y	
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
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 <del>DSP-BLWM-11-76</del> renumbered <u>DEO-BCP ADA 1</u> on 10-01-11)				
Applicant Information				Part I
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.I (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.

## **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.
  - a. Number of persons per household.

- b. Number of children per household.
- c. Number of elderly per household (Age 65 years and older).
- d. 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).
- e. Anticipated first year of home sales.
- f. Projected final year of home sales.
- g. Projected number of sales per year by housing type and tenure.
- h. 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**

1. 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.
2. 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**

1. The Palmer Ranch shall indicate the demand that will be generated by each AIDA for police services.

## **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.

**SARASOTA COUNTY COMPREHENSIVE PLAN**

**ENV Policy 1.3.13**

Developments surrounding Oscar Scherer State Park, the Scherer-Thaxton Preserve, Myakka River State Park and Myakka State Forest shall avoid, minimize, and mitigate impacts through special measures that address: water quality and quantity, light and noise pollution, strategies to buffer these lands, wildlife movement, and land management practices.