

**PALMER RANCH FUTURE
THOROUGHFARE AMENDMENT
Sarasota County, Florida**

Comprehensive Plan Amendment



Prepared for:
Palmer Ranch Holdings LTD
6571 Palmer Park Circle
Sarasota, Florida 34238

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, Florida 34240

May 15, 2017

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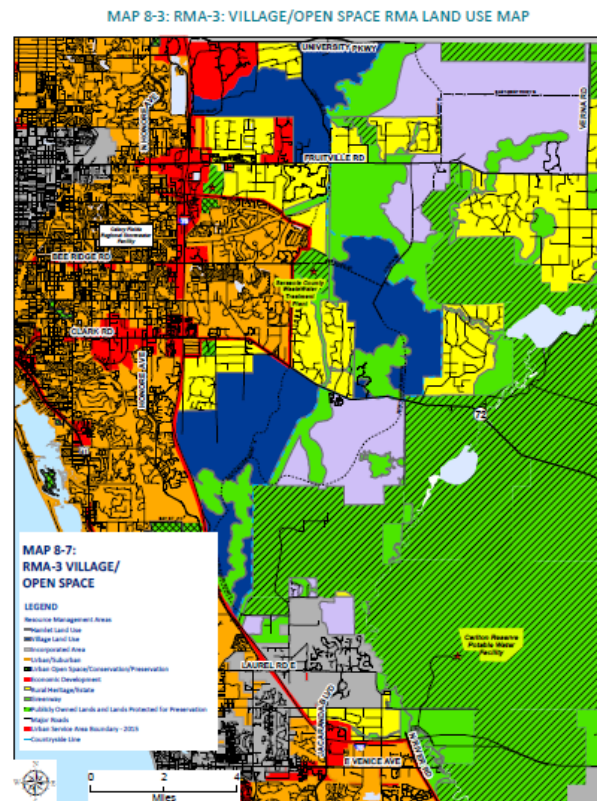
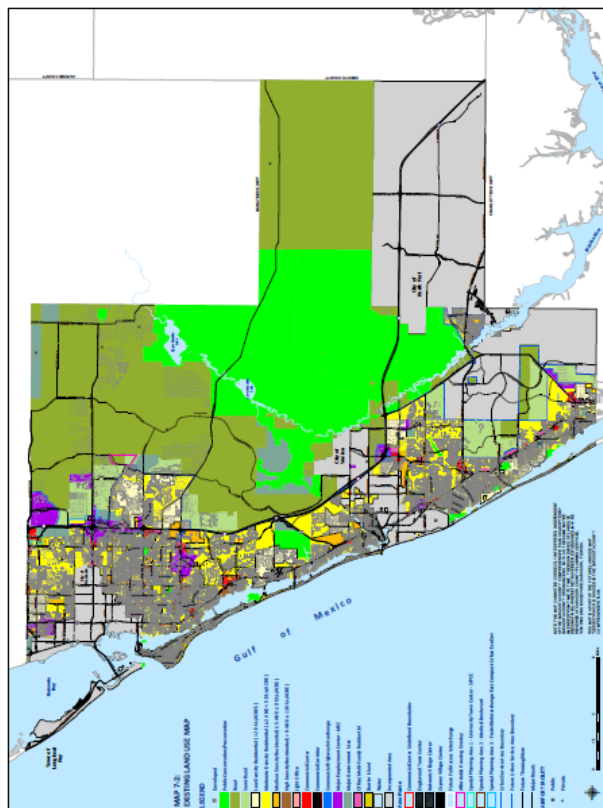
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**PALMER RANCH FUTURE THOROUGHFARE AMENDMENT
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Executive Summary

The intent of this Comprehensive Plan Amendment is to provide for the roadway network needed to support future development within Urban Service Boundary as delineated on the Future Land Use Map (Map 7-3), and on RMA-3: Village/Open Space RMA Land Use Map (Map 8-3).



This proposed amendment will revise the Sarasota County Year 2040 Future Thoroughfare Plan, consisting of Map 10-8: Year 2040 Thoroughfare Plan (Functional Classification); Map 10-9: Year 2040 Thoroughfare Plan (By Lanes); and Table 10-5. 2040 Future Thoroughfare Plan Roads. This amendment will extend Bay Street, a 4-lane Major Collector Roadway eastward from Honore Avenue, across Interstate 75 to North-South Roadway A, and will add a new unnamed 2-lane Minor Collector Roadway between S.R. 681 and Honore Avenue. The transportation analysis conducted for this Comprehensive Plan Amendment demonstrates that adding both roadways to Sarasota County's Future Thoroughfare Plan benefits the surrounding roadway network.

I. APPLICATION MATERIALS

PALMER RANCH FUTURE THOROUGHFARE AMENDMENT
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A. APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT



**APPLICATION FOR
COMPREHENSIVE PLAN AMENDMENT**

Planning and Development Services Department
1660 Ringling Blvd., 1st Floor - Sarasota, FL 34236

Telephone: 941-861-5140 Fax: 941-861-5593 E-mail: planner@scgov.net

FORMAL REQUEST

I hereby request the Sarasota County Commission to amend The Sarasota County Comprehensive Plan by revising:

The Future Land Use Map by changing from N/A to N/A .

Please attach an 8½" X 11" black and white map that depicts an area that includes the subject property, the surrounding area for a distance of not less than 2,000 feet from the boundaries of the subject property, and one or more major thoroughfares. All parcel boundaries should be shown. The Future Land Use Map designations should be indicated. The property that is the subject of the amendment should be outlined on the map and the requested change should be noted in the legend. If a new Commercial Center or Commercial Highway Interchange designation is being requested, whose boundaries will have to be defined through the Critical Area Planning Program, the applicant shall show the applicable Future Land Use Map symbol rather than a specific boundary delineation.

- Small Scale Comprehensive Plan Amendment (proposing a Future Land Use Map change only, for a parcel 10 acres or less in size
- Large Scale Comprehensive Plan Amendment
- Maps in the Future Land Use Series (listed in Future Land Use Policy 2.1.2.) Please attach an annotated copy of the map(s) as adopted.
- Goals, Objectives, Policies and/or
- Guiding Principles and/or
- Provisions for Evaluating Developments in Native Habitats

Please attach a page(s) showing the proposed text revisions with additions underlined and deletions shown ~~struck through~~.

Please be sure to refer to page 7 for County Charter language governing Board approval of Comprehensive Plan Amendments.

PAYMENT OF FEES

All expenses of advertising, notice, staff review, and processing shall be paid by the Petitioner under the County’s billable fee system pursuant to Resolution No. 85-318. The Billable Fee Payment Agreement, is included in this application form, and must be submitted with the application.



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FUTURE LAND USE MAP REVISIONS

If a Future Land Use Map revision is being requested, please answer the questions in this section.

If a Commercial Center or Commercial Highway Interchange designation is being requested, whose boundaries will have to be defined through the Critical Area Planning Program, the applicant shall use the maximum area permitted by the designation for all market demand and impact calculations. Do not include a concept plan with your application.

NOTE: *The requested amendment is limited to revisions to the Sarasota County Year 2040 Future Thoroughfare Plan, consisting of Table 10-5. 2040 Future Thoroughfare Plan Roads, Map 10-8: Year 2040 Thoroughfare Plan (Functional Classification), and Map 10-9: Year 2040 Thoroughfare Plan (By Lanes) as follows:*

- *Extend Bay Street, a 4-lane Major Collector Roadway eastward from Honore Avenue, across Interstate 75 to North-South Roadway A; and*
- *Add a new unnamed 2-lane Minor Collector Roadway between S.R. 681 and Honore Avenue.*

“Map 10-8: Year 2040 Future Thoroughfare Plan (Functional Classification)” and “Map 10-9: Year 2040 Future Thoroughfare Plan (By Lanes)” are incorporated into the Future Land Use Map Series through FLU Policy 1.1.2. However, no amendments to “Map 7-3: Future Land Use Map, Sarasota County” amendment is being requested.

To the degree that the proposed Thoroughfare Plan revisions may affect the future use of properties within the general area of the proposed future roadways, we will respond to the following questions.

Existing Land Use

1. What is the acreage of the property proposed for redesignation? -0- (Not applicable to Commercial Center and Commercial Highway Interchange designation requests)

No Future Land Use Map amendment is being requested. The requested amendment is limited to revisions to the Sarasota County Year 2040 Future Thoroughfare Plan.

2. Are there any buildings on the property? N/A YES N/A NO

a. If YES, please describe briefly: **Not Applicable**

3. Please **attach a description of the land uses on all surrounding properties**. An aerial photograph should be submitted to accompany the description. The boundaries of the amendment area should be indicated on the photograph. If the owner of the subject parcel(s) also own parcels adjacent to the subject parcel, please indicate the location of these parcels. In the case of a request for a proposed new Commercial Center or Commercial Highway Interchange designation, existing land uses should be described for a distance of at least 1,000 feet from the intersection, but no parcel boundaries should be indicated. (Aerial photographs are available from the Transportation Planning section of the Public Works Business Center and the Office of the Property Appraiser.)

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As noted earlier, no Future Land Use Map amendment is being requested. Parcels within the S.R. 681 and Honore Avenue area where a 2-lane Minor Collector Roadway is proposed are within the adopted boundaries of the Palmer Ranch Development of Regional Impact (DRI) and are designated Moderate Density Residential on the County's Future Land Use Map.

The proposed eastward extension of Bay Street, a 4-lane Major Collector Roadway extends through a portion of the Palmer Ranch DRI located west of I-75 which is designated Moderate Density Residential on the County's Future Land Use Map. The area east of I-75 is located outside of the Urban Service Boundary and is designated Rural on the County's Future Land Use Map. It is also designated a combination of Village Open Space and Greenway on the County's "Map 8-3 RMA-3: Village/Open Space RMA Land Use Map."

4. If there are native habitats on the property, please indicate the native habitat areas, as categorized on the Land Cover Map in the Comprehensive Plan, on an aerial photograph. If an environmental assessment has been done please attach the report to this application.

As noted earlier, no Future Land Use Map amendment is being requested. An environmental assessment will be performed at a later date as part of corridor studies to determine the preferred alignment of these future roadways.

Availability of Public Facilities

5. Is the property located within the Urban Service Boundary? _____ YES ____ NO **Not Applicable**
- a. If no, would the proposed designation require an extension of the Urban Service Boundary?

_____ N/A _____ to _____ N/A _____

Please be sure to refer to page 7 for County Charter language governing Board approval of Comprehensive Plan Amendments.

6. Is the property located within a Future Urban Service Boundary? N/A to N/A.

No Future Land Use Map amendment is being requested. The requested amendment is limited to revisions to the Sarasota County Year 2040 Future Thoroughfare Plan. The actual alignment of the requested roadway additions will be determined at a future date.

Wastewater Facilities

7. What is the estimated maximum wastewater flow per day that would be generated if the property were developed under the proposed designation as compared with the present designation? Please answer in gallons per day and show calculations.

Not Applicable.

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8. Is the property within a wastewater service area? _____ YES _____ NO (if yes, please answer the following questions)

Not Applicable

- a. Which wastewater service area?
- b. Is there adequate capacity at the wastewater treatment facility to serve the flow calculated for the proposed designation? ___ YES _____ NO
- c. Would a line extension be needed to serve the property? _____ YES _____ NO
- d. If yes, please describe the route of the proposed line extension.
- e. Is the line extension described above listed in the County's most recently adopted Five Year Schedule of Capital Improvements? _____ YES _____ NO
- f. If the answer to 8e is NO, is the needed line extension listed in Table 10-4: Future Capital Improvements - in the Comprehensive Plan? _____ YES _____ NO _____

Potable Water Facilities

9. What is the estimated maximum demand for potable water that would be generated if the property were developed under the proposed designation as compared with the present designation? Please answer in gallons per day and show calculations.

Not Applicable

10. Is the property within a potable water service area as shown on Figure 4-13: Potable Water Service Areas in the Comprehensive Plan. _____ YES _____ NO (if yes, please answer the following questions)

Not Applicable

- a. Would a line extension be needed to serve the property? _____ YES _____ NO
- b. If yes, please describe the proposed route.
- c. Is the line extension described above listed in the County's most recently adopted Five Year Schedule of Capital Improvements? _____ YES _____ NO
- d. If the answer to **10c** is **NO**, is the needed line extension listed in Table 10-4: Future Capital Improvements in the Comprehensive Plan? _____ YES _____ NO

Stormwater

11. In which drainage basin is the property located? _____ ***Not Applicable***

As noted earlier, no Future Land Use Map amendment is being requested.

12. Has a Basin Master Plan been approved by the County for that basin? _____ YES _____ NO

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Not Applicable

- a. If **YES**, does the Basin Master Plan show that the drainage system that would be impacted meets current minimum adopted level of service criteria? _____ YES _____
- b. If **NO**, please describe the nature of the deficiencies.
- c. If there are deficiencies are the improvements needed to correct the problem listed in the County's most recently adopted Five Year Schedule of Capital Improvements?
_____ YES _____
- d. If the answer to **12c** is **NO**, are the needed improvements listed in Table 10-4: Future Capital Improvements in the Comprehensive Plan?
_____ YES _____

13. Is any portion of the property within a 100 Year Floodplain as shown on the applicable Basin Master Plan? (If a Basin Master Plan has not been approved, use a County approved study, if applicable, or the flood maps of the Federal Emergency Management Agency.

As noted earlier, this Comprehensive Plan Amendment proposes to add a new Minor Collector and extend a Major Collector on the Year 2040 Future Thoroughfare Plan. No amendment to the Future Land Use Map is being requested.

- a. If **YES**, please indicate the approximate percentage of the total area that lies within the 100 Year Flood Plain as depicted on the map resource cited above. _____

14. Is any portion of the property located within a Hurricane Vulnerability Zone?

As noted earlier, this Comprehensive Plan Amendment proposes to add a new Minor Collector and extend a Major Collector on the Year 2040 Future Thoroughfare Plan. No amendment to the Future Land Use Map is being requested.

Note: Hurricane Vulnerability Maps may be found at all County public libraries. For more information, contact Sarasota County Emergency Management Services at 861-5300.

- a. If **YES**, please indicate the approximate percentage of the property that is located within the hurricane vulnerability zone or in the case of more than one zone, the percentage in each zone.

Not Applicable**Transportation**

15. Please calculate the traffic generation potential of the maximum allowable intensity/density of the proposed designation as compared with the present designation. The assumptions used in this determination should be shown.

As stated previously, no Future Land Use Map amendment is being requested. This Comprehensive Plan amendment is limited to revisions to the Sarasota County Year 2040 Future Thoroughfare Plan, consisting of Map 10-8: Year 2040 Thoroughfare Plan (Functional Classification), Map 10-9: Year 2040 Thoroughfare Plan (By Lanes) and

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Table 10-5: 2040 Future Thoroughfare Plan Roads as follows: The road revisions are as follows:

- Extend Bay Street, a 4-lane Major Collector Roadway eastward from Honore Avenue, across Interstate 75 to North-South Roadway A, and
- Add a new unnamed 2-lane Minor Collector Roadway between S.R. 681 and Honore Avenue.

“Map 10-8: Year 2040 Future Thoroughfare Plan (Functional Classification)” and “Map 10-9: Year 2040 Future Thoroughfare Plan (By Lanes)” are incorporated into the Future Land Use Map Series through FLU Policy 1.1.2. However, no amendments to “Map 7-3: Future Land Use Map, Sarasota County” are being requested.

a. Please describe the traffic impact area.

Please refer to the Section II, Transportation Impact Analysis.

b. Can the additional traffic impact of the requested designation change be supported by the County’s Thoroughfare Plan?

Not Applicable

_____ **NO** (if **NO**, please answer **15c**) _____ **YES** (if **YES**, please answer **15d**)

c. If **NO**, identify any additional roadway improvements that would be needed that are not included in the most recently adopted Five Year Schedule of Capital Improvements, or Table 10-4: Future Capital Improvements - or Figure 6-10: Year 2025 Future Thoroughfare Plan in the Comprehensive Plan.

Not Applicable

d. If **YES**, identify the additional roadway improvements, if any, that are in the Year 2025 Future Thoroughfare Plan that would need to be made to support the proposed designation.

Not Applicable

Plans Affecting the Area

16. Please check any other County approved plans that affect the property.

No Future Land Use Map amendment is being requested. The requested amendment is limited to revisions to the Sarasota County Year 2040 Future Thoroughfare Plan.

Critical Area Plans (please cite ordinance number) I-75 Corridor Study

Development of Regional Impact (please name) Palmer Ranch DRI (Ord. No. 2015-10, as Amended)

Myakka River Protection Plan Community Plan _____

Other (please name) _____

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Neighborhood Workshop

17. Please indicate the date and location of the workshop conducted by the Petitioner.

Date: May 1, 2017 Location: Twin Lakes Park, 6700 Clark Road, Sarasota

Attach a copy of the Neighborhood Workshop newspaper advertisement, summary minutes of the workshop and attendance sheet.

PLAN COMPATIBILITY

18. Provide a narrative describing the justification for this request using the applicable Supportive Material, Objectives, and Policies of the Future Land Use Chapter and those of any other affected chapters. (Attach additional page(s) if needed.)

The intent of this Comprehensive Plan Amendment is to incorporate into the Year 2040 Future Thoroughfare Plan, additional roadways needed to support future development. This amendment is consistent with and furthers the Florida Community Planning Act and the Sarasota County Comprehensive Plan.

The proposed amendment to the Sarasota County Comprehensive Plan is consistent with and furthers Section 163.3177, Florida Statutes (F.S.) as follows:

- *Promotes the efficient and cost-effective provision of roadways that support future development within the Urban Service Boundary as delineated on "Map 7-3, Future Land Use Map," and "Map 8-3, RMA-3: Village/Open Space RMA Land Use Map;" and*
- *Shows the general location of proposed major and minor collector roadways on the Year 2040 Future Thoroughfare Plan that will support and enhance sustainable development as envisioned on the Future Land Use Map.*

Comprehensive Plan Consistency

As noted in Volume 2 of the Sarasota County Comprehensive Plan, the coordination of an adequate road network to serve desired future land uses as well as their density and intensity is required. The proposed extension of Bay Street (4-lane Major Collector), with an I-75 overpass provides an alternative to future traffic congestion on Clark Road to the north, and S.R. 681 and Laurel Road to the south, as development occurs within the Clark Road 2050 Village.

The proposed unnamed 2-lane Minor Collector between S.R. 681 and Honore Avenue will support future development of residential communities within the 660-acre portion of the Palmer Ranch DRI. Providing a minor collector allows for access between S.R. 681 and Honore Avenue, and local roads at moderate to low operating speeds.

Adding both collector roadways to the Year 2040 Future Thoroughfare Plan is consistent with and furthers the following Goals, Objectives and Policies of the Sarasota County Comprehensive Plan:

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TRAN GOAL 1 Sarasota County shall develop and maintain a safe, convenient, efficient transportation system which: recognizes present demands; reflects the Future Land Use Plan and the plans of adjacent jurisdictions; encourages and provides for mobility by all transportation modes; provides for safe, efficient intermodal transportation linkages; utilizes technological and sharing innovations; and respects the integrity of environmentally sensitive areas and wildlife habitat.

TRAN OBJ 1.1 Financially Feasible Thoroughfare System

Develop a financially feasible future thoroughfare system, consistent with the adopted Thoroughfare and Mobility Corridor Plans and Maps, proposed population densities, housing and employment patterns, changes in technology, innovations in mobility and land uses, based on the Future Land Use Plan and coordinated with the plans of adjacent jurisdictions.

TRAN POLICY 1.1.2 Monitor and analyze travel demand on an ongoing basis in order to assess the need for revisions to the Future Thoroughfare and Mobility Corridor Plans and Maps and the County-wide Multi-Modal Construction and Maintenance Program. The monitoring and analysis program shall:

- include a continual inventory of county owned and maintained facilities in the county thoroughfare system;
- assess the impacts of proposed developments on roadway quality/level of service;
- monitor travel demand conditions and investigate the application of travel demand management (TDM) techniques to maintain the function of the existing and thoroughfare system and mobility corridor plans, and increase its efficiency; and,
- include the analysis of applicable crash frequency data.

TRAN POLICY 1.1.4 Sarasota County recognizes the interconnection between land use decisions and transportation needs and options and will work to ensure the transportation impacts are considered in land use decisions and vice versa. Land use strategies and development patterns that reduce vehicle miles traveled will be encouraged.

TRAN OBJ 1.6 Neighborhood Preservation

Existing neighborhood environments, their cohesion, and integrity, shall be specifically considered in the development of the 2040 Future Thoroughfare Plan, and Mobility Corridor Plans, and in individual multi-modal transportation projects.

FLU Goal 1 Maintain a Future Land Use Map (FLUM) that depicts the location of the various land use categories based upon the environmental characteristics and transportation network of the county.

FLU OBJ 1.1 The FLUM shall consist of a map series depicting and supported by policy direction set forth within this and the other chapters of the Comprehensive Plan.

FLU OBJ 1.2 The FLUM shall reflect the policy direction set forth within the chapters of the Comprehensive Plan, and shall coordinate land use categories with soil and topographic characteristics, the protection of historical and natural resources, existing land uses, forms of development and the availability of public facilities.

FLU POLICY 1.2.11 Develop a comprehensive mobility strategy that includes but is not limited to:

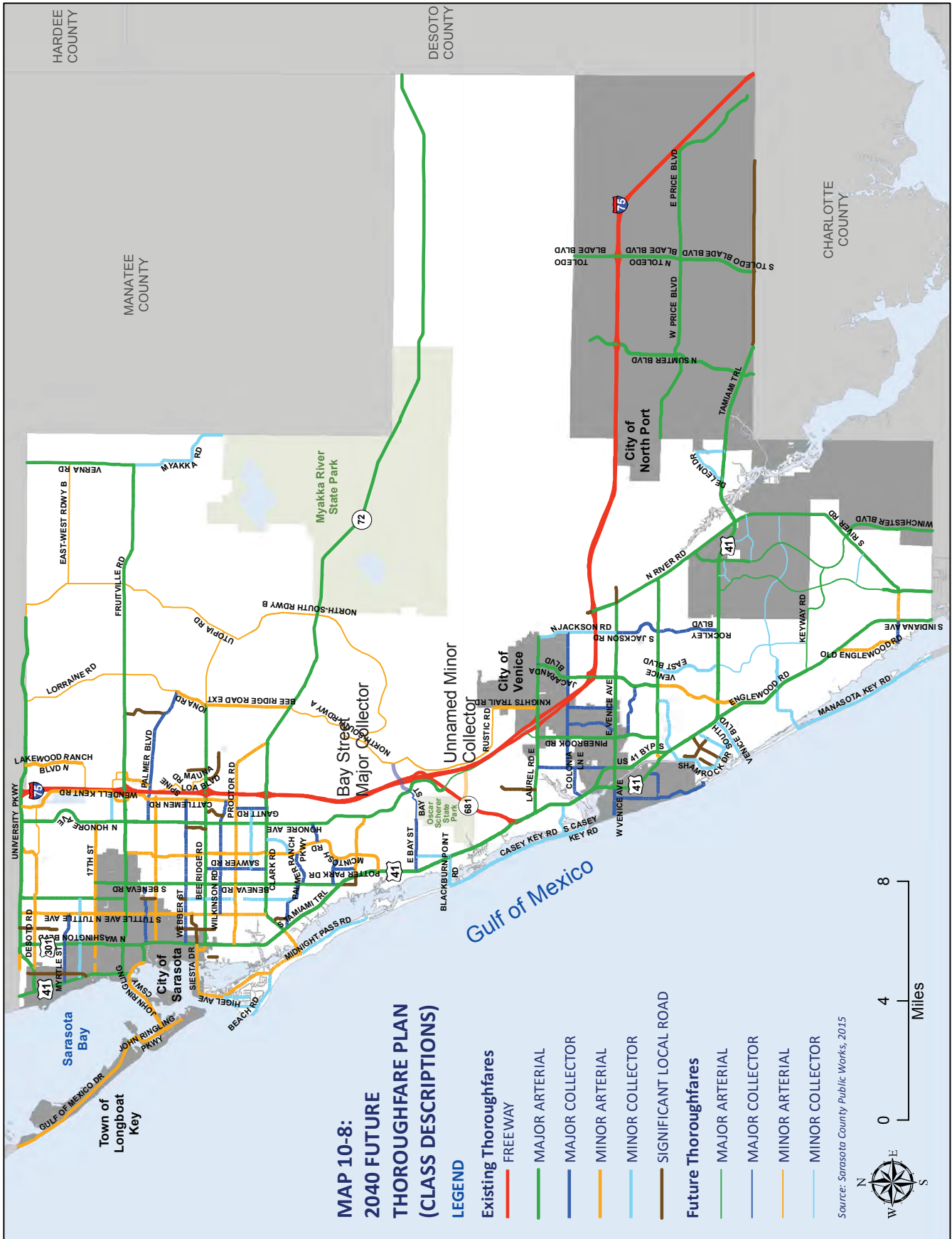
- Multi-modal land use planning to ensure that new developments and existing neighborhoods maximize the potential of non-automotive (e.g., transit, walking and

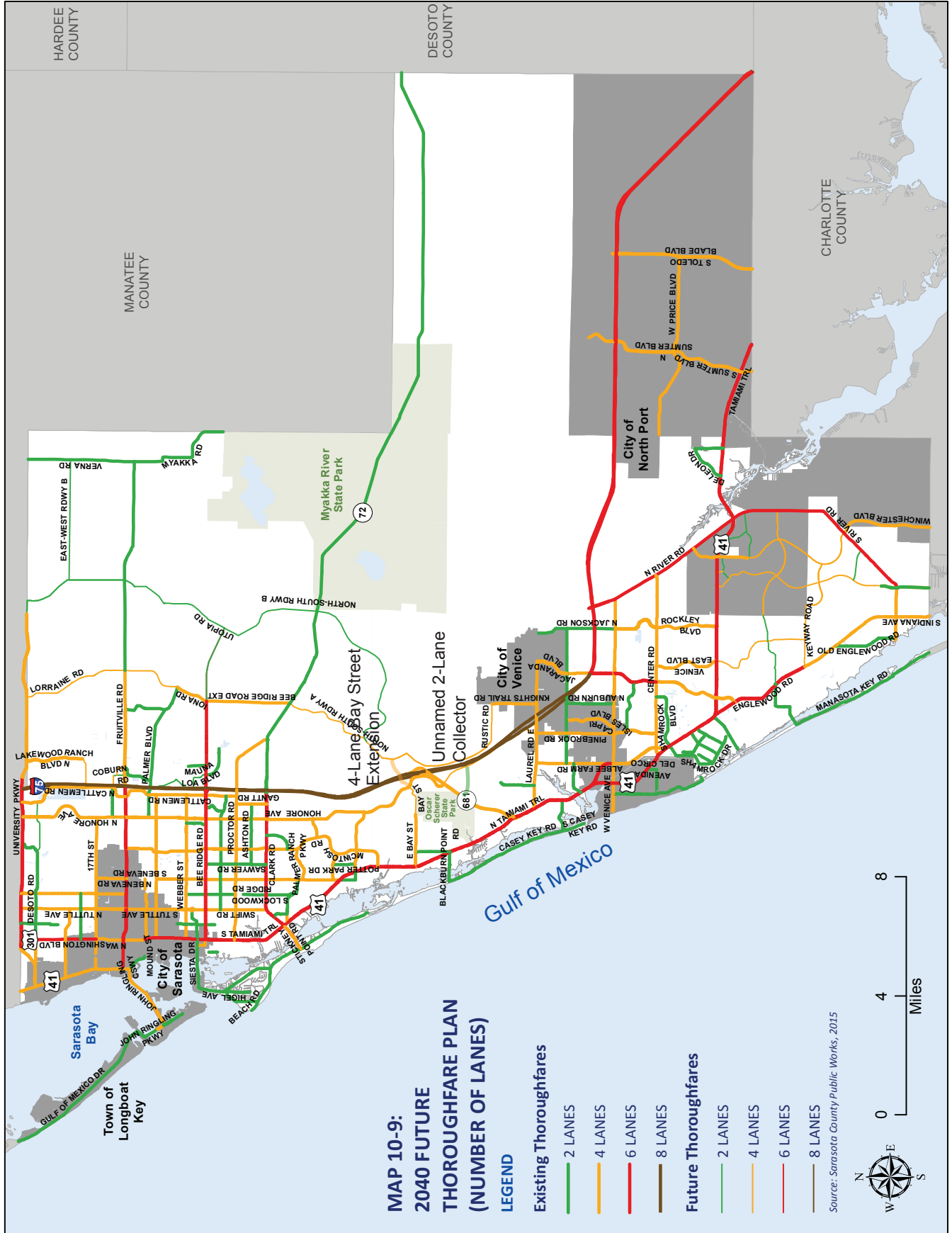
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bicycling) access to a broad range of land uses and to encourage inter-neighborhood connection;

- Incentives to encourage the location of employment opportunities along transit corridors;
- Locating affordable housing along existing or planned transit services to allow households to reduce their transportation costs;
- Land use planning and incentives for concentrating intensive land uses around existing public and private infrastructure so as to take advantage of the value of such investment;
- Transit-oriented and active living design guidelines to help guide new development and redevelopment;
- Design requirements for integrating transportation facilities into neighborhoods as amenities so as to enhance the character of the neighborhoods and minimize the impacts; and
- Support for the development and redevelopment of viable and lively civic spaces, parks, square, plazas, and other public gathering places, tied to transit and accessible by multiple modes of transportation for residents of existing and new neighborhoods.

**B. PROPOSED YEAR 2040 FUTURE THOROUGHFARE PLAN
AMENDMENT**





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TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS

Roadway Name	Limits	To	Lanes
Freeways/Expressways			
I-75 (S.R. 93)	University	Jacaranda	8
I-75 (S.R. 93)	Jacaranda	Charlotte County Line	6
S.R. 681 (Venice Connector)	U.S. 41	I-75	4
Major Arterials			
Bee Ridge Road	I-75	Bee Ridge Ext.	4
Bee Ridge Road (S.R. 758)	U.S. 41	I-75	6
Beneva Road	17th	US 41	4
Center Road	US 41 By Pass	River Rd	4
Clark Road (S.R. 72)	Swift	I-75	6
Clark Road (S.R. 72)	I-75	Co Line	2
Englewood Road (S.R. 776)	U.S. 41	Overbrook Dr	6
Englewood Road (S.R. 776)	Overbrook Dr	Dearborn	4
Fruitville	I-75	Dog Kennel Rd	4
Fruitville	Dog Kennel Rd	Verna Road	2
Fruitville (S.R. 780)	US 301	I-75	6
Honore Avenue	University	Laurel	4
Indiana Avenue (S.R. 776)	Dearborn	Co Line (Bay Heights)	4
Jacaranda Boulevard	Laurel	I-75	4
Jacaranda Boulevard	I-75	Center	6
Keyway Road	S.R. 776	Pine St	4
Laurel Road	U.S. 41	Jacaranda	4
Lockwood Ridge Road	University	Fruitville	4
West Villages Pkwy/Pine St	North River	Co Line	4
Pinebrook Rd	Laurel	Center Rd	4
River Road (North)	I-75	U.S. 41	6
River Road (South)	U.S. 41	East River Road	6
Stickney Pt. Road (S.R. 72)	U.S. 41	Swift	6
Sumter Blvd	I-75	U.S. 41	4
Toledo Blade Blvd	I-75	Co Line	4
U.S. 301 (S.R. 683)	University	17th	6
U.S. 301 (S.R. 683)	17th	U.S. 41	4
U.S. 41 (S.R. 45)	Manatee Co Line	U.S. 301	4
U.S. 41 (S.R. 45)	U.S. 301	U.S. 41 Bypass (North)	6
U.S. 41 (S.R. 45)	U.S. 41 Bypass (North)	U.S. 41 Bypass (South)	4
U.S. 41 (S.R. 45)	U.S. 41 Bypass (South)	Charlotte Co Line	6

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Roadway Name	Limits	To	Lanes
U.S. 41 By-Pass (S.R. 45A)	U.S. 41 (North)	U.S. 41 (South)	6
University Pkwy	U.S. 41	U.S. 301	4
University Pkwy	I-75	North-South Roadway B	4
Venice Avenue	US 41 Bypass	River Rd	4
Verna Road	Fruitville Rd	County Line	2
Winchester Blvd	County Line	River Rd	4
Minor Arterials			
17th Street	U.S. 301	Honore	4
Bahia Vista Street	U.S. 41	Cattlemen	4
Bay Rd / Osprey Ave (S.R. 758)	Siesta Dr	U.S. 41	4
Bee Ridge Rd	Iona Rd	North-South Roadway B	2
Bee Ridge Rd (Ext)	Bee Ridge	Clark	4
Cattlemen Road	Fruitville	Proctor	4
Center Road	U.S. 41	U.S. 41 Bypass	2
Central Sarasota Pkwy	U.S. 41	Honore Avenue	4
Coburn Rd	Palmer Blvd	Fruitville Rd	2
Dearborn Street	S.R. 776	Pine St	4
Desoto Rd	University Pkwy	U.S. 301	4
Desoto Rd	U.S. 301	North Cattlemen Rd	2
East-West Roadway B	North-South Roadway B	Verna Rd	2
Gisinger St	S.R. 776 Pine St	River Rd	4
Gulf Mexico Dr (S.R. 789)	New Pass Bridge	County Line	2
Higel Avenue (S.R. 758)	Siesta Dr	Midnight Pass Rd	2
Iona Rd	Bee Ridge Rd	Fruitville Rd	4
Jacaranda Blvd	Center	S.R. 776	4
Knights Trail Rd	Laurel Rd	North-South Roadway A	4
Lakewood Ranch Blvd	Fruitville Rd	University Pkwy	4
Longwood Run	Desoto	University Pkwy	2
Lorraine Rd	Fruitville Rd	University Pkwy	4
McIntosh Rd	Fruitville	U.S. 41	4
Midnight Pass Road (S.R. 758)	Higel	Stickney Pt	2
N Cattlemen Rd	University Pkwy	Fruitville Rd	4
North-South Roadway A	Clark Rd	Knights Trail Rd	4
North-South Roadway B	University Pkwy	North-South Roadway A	2
Old Englewood Rd	S.R. 776	Dearborn	2
Proctor Road	U.S. 41	Clark	4
Ringling Causeway (S.R. 789)	New Pass Bridge	St. Armands Circle	2

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Roadway Name	Limits	To	Lanes
Ringling Causeway (S.R. 789)	St. Armands Circle	U.S. 41	4
Siesta Drive (S.R. 758)	Higel	Osprey	2
Spine Rd	Bee Ridge Rd	Palmer Blvd	2
Stickney Pt. Road (S.R. 72)	Midnight Pass	U.S. 41	4
Swift Road	Bee Ridge	Clark	4
Tuttle Avenue	University Pkwy	Bee Ridge	4
Major Collectors			
Airport Ave	Harbor Dr	Avenida del Circo	2
Albee Farm Rd	Laurel	U.S. 41 Bypass	4
Auburn Rd	Border	Venice	2
Avenida del Circo	Airport Ave	U.S. 41	2
Bay St	U.S. 41	Honore Ave. North-South Roadway A	4
Border Rd	Auburn Rd	Jackson Rd	2
Capri Isles Blvd	Venice	Border	4
Colonia Ln	U.S. 41	Albee Farm Rd	2
Dearborn St	Old Englewood Rd	S.R. 776	2
Edmondson Rd	Albee Farm Rd	Auburn Rd	2
Gantt Rd	Proctor	Clark	4
Gulf Gate Dr	U.S. 41	Gateway Ave	4
Gulf Gate Dr	Gateway Ave	Beneva Rd	2
Harbor Dr	Venice Ave	South of Beach Rd	2
Hatchett Creek Blvd	Pinebrook Rd	Jacaranda Blvd	2
Jackson Rd	Center Rd	Venice Ave	4
Myrtle Street	U.S. 41	Tuttle Ave	4
Palmer Blvd	Honore Ave	Iona Rd	2
Palmer Ranch Pkwy	Beneva Rd	McIntosh Rd	4
Palmer Ranch Pkwy E	McIntosh Rd	Honore Ave	4
Potter Park Dr	Central Sarasota Pkwy	Sarasota Square Blvd	2
Rockley Blvd	U.S. 41	Center Rd	4
Sarasota Square Blvd	Beneva Rd	McIntosh Rd	4
Sawyer Rd	Bee Ridge Rd	Clark Rd	2
Venice Ave	Park Blvd	U.S. 41 Bypass	4
Webber St	U.S. 41	Cattlemen Rd	4
Wilkinson Rd	Swift Rd	Cattlemen Rd	2
Minor Collectors			
27th Street / Dr MLK Jr Way	U.S. 301	Lockwood Ridge	2
Albee Rd	Casey Key	U.S. 41	2

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Roadway Name	Limits	To	Lanes
Ashton Rd	Sawyer Rd	Gantt Rd	2
Baffin Rd	Shamrock Blvd	U.S. 41	2
Blackburn Pt. Rd	Casey Key	US0	2
Casey Key Rd	Blackburn Pt Rd	Albee Rd	2
Casey Key Rd	Albee	End	2
De Leon Dr	Ortiz	U.S. 41	2
Higel Ave / Treasure Boat	Midnight Pass Rd	Ocean Blvd	2
Jackson Rd	Border	Venice	2
Lockwood Ridge Rd	Webber St	Markridge Rd	2
Manasota Beach Rd	Manasota Key Rd	Venice East Blvd (N)	2
Manasota Key Rd	Manasota Beach Rd	County Line	2
Myakka Rd	Fruitville Rd	Myakka Park	2
Midnight Pass Rd	Stickney Pt	South of Stickney Pt	2
Ocean Blvd	Higel	Beach	2
Old Venice Rd	Bay	U.S. 41	2
Ortiz Blvd	DeLeon	U.S. 41	2
Richardson Rd	Honore	N Cattlemen Rd	2
Sawyer Loop Rd	McIntosh	Clark Rd €	2
Shamrock Blvd	U.S. 41	Center	2
Shamrock Drive	Baffin	U.S. 41	2
South Venice Blvd	Lemon Bay Dr	U.S. 41	2
Venice East Blvd	Center Rd	Keyway Rd	4
Unnamed Minor Collector	S.R. 681	Honore Avenue	2
Significant Local Roads			
Camino Real	Hansen St	Kenilworth St	2
Center Gate Boulevard	Bee Ridge Rd	Wilkinson Rd	2
Debrecen Road	Fruitville Rd	Fruitville Rd	2
Gateway Avenue	Stickney Point Rd	Gulf Gate Dr	2
Higel Avenue	Ocean Blvd	Treasure Boat Way	2
Higel Avenue	Treasure Boat Way	Windward Pl	2
Jamaica Road	Shamrock Rd	Siesta Dr	2
Lalani Boulevard	Webber St	Bee Ridge Rd	2
Livingstone Street	Vamo Rd	U.S. 41	2
Mauna Loa Boulevard	Bee Ridge Rd	Lago Way	2
Mission Valley Boulevard	Calusa Lakes Blvd/ Mackintosh	Laurel Rd	2
Queen Road	Shamrock Dr	Oriole Rd	2
Sarasota Golf Club Boulevard	McKown Rd	Bee Ridge Rd	2

**PALMER RANCH FUTURE THOROUGHFARE AMENDMENT
SARASOTA COUNTY, FLORIDA**

Roadway Name	Limits	To	Lanes
Seminole Drive	Siesta Dr	U.S. 41	2
Shade Avenue	Hibiscus Ct (City Limits)	Webber St	2
Shade Avenue	Webber St	Siesta Dr	2
Shade Avenue	Siesta Dr	Bee Ridge Rd	2
Shade Avenue	Bee Ridge Rd	Haley Ln	2
Siesta Drive	U.S. 41	Shade Ave	2
Siesta Drive	Shade Ave	Tuttle Ave	2
Vamo Road	U.S. 41	Livingstone St	2

C. BILLABLE FEE AGREEMENT

BILLABLE FEE PAYMENT AGREEMENT

Petition Number: _____

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments, including advances, are not made within 10 days. All funds that remain at the end of the processing will be returned to the entity which paid funds to the County. A petition is considered complete once the Board of County Commissioners has rendered a decision and the change has been recorded on the official zoning maps, or the petition has been withdrawn by the Applicant.

Name(s): PALMER RANCH HOLDINGS, LTD.Billing address: 6571 Palmer Park Circle, Sarasota, Florida 34238Employer: Palmer Ranch Holdings, Ltd.Employer's phone: 941-922-0759Home address: 6571 Palmer Park Circle, Sarasota, FL 34238Home phone: 941-922-0759Drivers License No: P400-434-78-366-0 State Florida

I understand and agree to the conditions outlined in this agreement, and certify that all the information I have provided is correct.

Signature: Witness: Print Name: Uster ParcellPrint Name: Susann Ambrecht

Applicants are billed for actual costs of processing the petition. Fees will vary depending upon the amount of staff time required and the cost of advertising the two required public hearings. The following initial fees shall be paid to the County at the time of submission for the following applications:

Comprehensive Plan amendments	\$5,000
Developments of Critical Concern	\$10,000
Critical Area Plans and amendments	\$5,000
Rezone Petitions	\$7,500
Special Exception Petitions	\$7,500

If costs exceed the initial deposit, the person designated as responsible for fee payment will be billed for additional expenses. Billing will include maintenance of a minimum escrow balance in addition to expenses incurred during the billing period. Please note payment is due within 10 days of billing, and that all processing of an application will stop if payment is not received within that period.

Upon completion of the process and recording of any final instruments the person named in the application as responsible for payment of fees should submit a written request for a refund of any remaining funds.

Revised 130625

II. TRANSPORTATION IMPACT ANALYSIS

Palmer Ranch Future Thoroughfare Plan Comprehensive Plan Amendment

Transportation Analysis



Prepared for:
Palmer Ranch Holdings, Ltd
5589 Marquesas Circle, Suite 201
Sarasota, Florida 34233

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, Florida 34240

May 2016

Palmer Ranch Future Thoroughfare Plan Comprehensive Plan Amendment Transportation Analysis

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Professional Engineer's Certification


I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

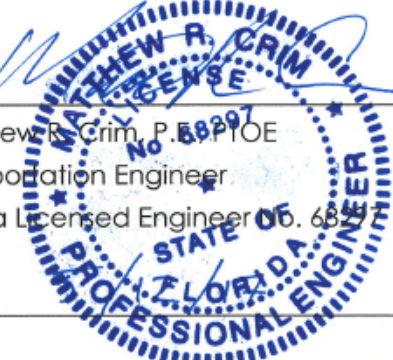
PROJECT: Palmer Ranch Future Thoroughfare Plan
Comprehensive Plan Amendment
Transportation Analysis
215613846

LOCATION: Bay Street from Honore Avenue to N-S Roadway A and a new Minor Collection from SR 681 to Honore Avenue in Sarasota County, Florida


This document titled Palmer Ranch Future Thoroughfare Plan Comprehensive Plan Amendment Transportation Analysis was prepared by Stantec Consulting Services Inc. for the account of Palmer Ranch Holdings, Ltd. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:


Matthew R. Crim, P.E. PTOE
Transportation Engineer
Florida Licensed Engineer No. 68297
Date



Reviewed by:


Francisco B. Domingo, P.E.
Principal, Transportation

Introduction

The proposed Comprehensive Plan Amendment will add the Bay Street Overpass (Major Collector) from Honore Avenue to North-South Roadway A and a new Minor Collector in the Palmer Ranch South 660-acre parcel (Palmer Ranch South 660) connecting Honore Avenue to SR 681 to Sarasota County's Future Thoroughfare Plan. This study provides the justification to add the new roadways to the County's Thoroughfare Plan. The proposed Thoroughfare Plan roads are shown in Figure 1.



Figure 1: New Thoroughfare Plan Roadway Locations

Prior to undertaking the report, a transportation methodology statement was submitted to Sarasota County and approved on April 27, 2017. A copy of the approved methodology is attached in Appendix A.

Travel Demand Model Refinement

To evaluate the transportation impacts of adding the new collectors to Sarasota County's Future Thoroughfare Plan, the FDOT District 1 Districtwide 2040 Cost Feasible Travel Demand Model modified by Tindale Oliver as part of their evaluation North-South Roadway B was used. The Alternative 3, Base plus N-S Road B and SR 681 interchange scenario provided by Sarasota County was used as this study's base condition. Prior to running the model, the socioeconomic data within the Palmer Ranch traffic analysis zones (TAZs) was reviewed to ensure consistency with the Palmer Ranch development.

SOCIOECONOMIC DATA EDITS

The travel demand model assigns 19 TAZs to Palmer Ranch, plus TAZ 4923 which represents the Calusa Lakes and Mission Valley golf communities plus the undeveloped area of the Palmer Ranch South 660. A review of the 2040 socioeconomic data in the 19 Palmer Ranch TAZs plus the change in socioeconomic data in TAZ 4923 between the 2010 Base and 2040 Cost Feasible models, which represents the new development projected in the Palmer Ranch South 660, is summarized in Table 1.

Table 1: FDOT D1 Model Palmer Ranch TAZ Socioeconomic Data

D1 Model TAZ	SFDU	MFDU	TOTAL DU	IND EMP	COMM EMP	SERV EMP	TOTAL EMP
4720	145	9	154	0	0	16	16
4721	0	0	0	33	10	0	43
4722	0	0	0	0	108	13	121
4725	727	262	989	0	4	208	212
4726	174	18	192	29	23	4	56
4728	0	0	0	7	612	424	1,043
4730	363	727	1,090	4	6	163	173
4731	268	216	484	4	3	44	51
4733	123	237	360	0	0	12	12
4734	448	527	975	1	147	58	206
4736	555	449	1,004	2	8	190	200
4737	0	0	0	36	275	25	336
4738	671	254	925	50	24	144	218
4739	460	192	652	0	2	61	63
4742	455	194	649	18	0	18	36
4743	651	312	963	0	0	0	0
4744	197	74	271	0	0	281	281
4745	601	0	601	0	0	3	3
4903	1,088	560	1,648	282	4	44	330
4923	1,111	0	1,111	3	0	97	100
Total	8,037	4,031	12,068	469	1,226	1,805	3,500



The socioeconomic data contained in the model was compared to the projected socioeconomic data used in the approved Paler Ranch MDO Analysis. That socioeconomic data was created to replicate the existing and projected land uses within Palmer Ranch. The socioeconomic data used as part of the approved Palmer Ranch MDO Analysis is shown in Table 2 and the difference between the D1 Model and MDO Analysis socioeconomic data is shown in Table 3.

Table 2: MDO Analysis Palmer Ranch TAZ Socioeconomic Data

MDO TAZ	SFDU	MFDU	TOTAL DU	IND EMP	COMM EMP	SERV EMP	TOTAL EMP
1632	282	373	655	0	0	0	0
1633	527	18	545	0	0	0	0
1634	378	106	484	0	0	0	0
1635	0	1,098	1,098	0	0	32	32
1636	202	548	750	0	218	0	218
1637	0	0	0	0	14	97	111
1638	0	0	0	171	78	378	627
1639	0	0	0	0	546	0	546
1640	592	762	1,354	0	170	0	170
1641	0	332	332	0	0	0	0
1642	180	940	1,120	0	0	0	0
1643	0	0	0	0	564	193	757
1644	758	170	928	0	0	0	0
1645	274	248	522	0	0	0	0
1646	267	435	702	0	0	0	0
1647	478	750	1,228	0	164	66	230
1648	534	396	930	0	0	0	0
1649	1,100	300	1,400	0	0	0	0
1650	400	0	400	0	0	0	0
1651	1,752	0	1,752	0	300	332	632
Total	7,724	6,476	14,200	171	2,054	1,098	3,323

Table 3: Socioeconomic Data Difference

MDO TAZ - D1 Model TAZ	SFDU	MFDU	TOTAL DU	IND EMP	COMM EMP	SERV EMP	TOTAL EMP
1632-4725	-445	111	-334	0	-4	-208	-212
1633-4720	382	9	391	0	0	-16	-16
1634-4731	110	-110	0	-4	-3	-44	-51
1635-4730	-363	371	8	-4	-6	-131	-141
1636-4733	79	311	390	0	218	-12	206
1637-4722	0	0	0	0	-94	84	-10
1638-4721	0	0	0	138	68	378	584
1639-4737	0	0	0	-36	271	-25	210
1640-4736	37	313	350	-2	162	-190	-30
1641-4726	-174	314	140	-29	-23	-4	-56
1642-4734	-268	413	145	-1	-147	-58	-206
1643-4728	0	0	0	-7	-48	-231	-286
1644-4738	87	-84	3	-50	-24	-144	-218
1645-4739	-186	56	-130	0	-2	-61	-63
1646-4744	70	361	431	0	0	-281	-281
1647-4903	-610	190	-420	-282	160	22	-100
1648-4742	79	202	281	-18	0	-18	-36
1649-4743	449	-12	437	0	0	0	0
1650-4745	-201	0	-201	0	0	-3	-3
1651-4923 Delta (2040-2010)	641	0	641	-3	300	235	532
Total	-313	2,445	2,132	-298	828	-707	-177

The socioeconomic data used in the MDO Analysis, which is consistent with the Palmer Ranch build-out plan, has more residential units and less employment than the assumptions in the D1 Model. The socioeconomic data from the MDO Analysis (shown in Table 2) was used in lieu of the D1 Model socioeconomic data. Because the development plan within the South 660 is greater than the change in socioeconomic data in TAZ 4923 between the 2010 Base and 2040 Cost Feasible models, a new TAZ was added to represent the South 660 (TAZ 5050) and the 2010 base year socioeconomic data was used in TAZ 4923.

2040 Roadway Congestion Analysis

The Tindale Oliver Alternative 3 2040 Cost Feasible Network with modified Palmer Ranch socioeconomic data was run for three scenarios to determine the impacts of adding the Bay Street Overpass and new Minor Collector.

Scenario 1: Tindale Oliver Alternative 3 plus with modified Palmer Ranch socioeconomic data.

Scenario 2: Scenario 1 plus the Bay Street Overpass.

Scenario 3: Scenario 1 plus the new Minor Collector.

The impacts of the Bay Street Overpass were quantified by comparing Scenario 2 to Scenario 1, and the impacts of the new Minor Collector were quantified by comparing Scenario 3 to Scenario 1.

A planning level transportation impact analysis for the year 2040 was conducted to evaluate the long-range road network impacts for each scenario within the study area. The analysis was based on the change in vehicle miles traveled (VMT), the estimated average annual daily traffic (AADT) volumes, and volume-to-capacity (v/c) ratios produced by the 2040 travel demand model for each roadway segment. The AADT was calculated by multiplying the peak-season volumes by a model output conversion factor of 0.90 for Sarasota County. The v/c ratios were calculated by dividing the AADT by the FDOT generalized service volume capacities for urbanized areas. In order to quantify the congestion on study area roadway segments for each scenario, the Sarasota-Manatee MPO criteria used. The MPO's criteria are listed in Table 4.

Table 4: Sarasota/Manatee MPO Congestion Criteria

v/c Ratio	Congestion Level	Typical Improvements
$v/c \leq 0.86$	Not Congested	No improvements required
$0.86 < v/c \leq 1.05$	Borderline Congested	No improvements required
$1.05 < v/c \leq 1.20$	Congested	Operational and minor improvements required
$v/c > 1.20$	Severely Congested	Major capacity improvements required

BAY STREET OVERPASS ANALYSIS

The Bay Street overpass analysis study area consists of the following roadways:

ROAD	LIMITS
Bay Street	US 41 to N-S Rdwy A
Beneva Road	Clark Rd to US 41
Central Sarasota Parkway	US 41 to Honore Ave
Clark Road	US 41 to N-S Rdwy B
Dove Avenue	Clark Road to N-S Rdwy A
Honore Avenue	Clark Rd to Laurel Rd
I-75	Bee Ridge Rd to Jacaranda Blvd
Ibis Street	Clark Road to N-S Rdwy A
Knights Trail Road	N-S Rdwy A to Laurel Rd
Laurel Road	US 41 to Jacaranda Blvd
McIntosh Road	Clark Road to US 41
North-South Roadway A	Clark Rd to Knights Trail Rd
North-South Roadway B	Clark Rd to N-S Rdwy A
Old Venice Road	Bay St to US 41
Palmer Ranch Parkway	Beneva Rd to Honore Ave
SR 681	US 41 to N-S Rdwy A
US 41	Stickney Point Rd to Laurel Rd

The results of the 2040 planning level transportation analysis without the Bay Street Overpass (Scenario 1) and with the Bay Street Overpass (Scenario 2) are summarized in Table 5. The FSUTMS volume plots are attached in Appendix B and the loaded network files are included on the accompanying DVD.

Table 5: 2040 Bay Street Overpass Roadway Congestion Conditions

Road Name and Segment	Length (miles)	Number of Lanes (2040)	Scenario 1 (without Bay St Overpass)			Scenario 2 (with Bay St Overpass)			VMT Difference
			AADT	Capacity	v/c Ratio	AADT	Capacity	v/c Ratio	
Bay Street									
US 41 to Old Venice Rd	0.50	4	5,800	35,800	0.16	7,400	35,800	0.21	800
Old Venice Rd to Pine Ranch East	1.00	4	6,600	35,800	0.18	8,500	35,800	0.24	1,900
Pine Ranch East to Honore Ave	1.30	4	9,200	35,800	0.26	13,200	35,800	0.37	5,200
Honore Ave to N-S Roadway A	1.25	4				25,900	35,800	0.72	32,375
Beneva Road									
Clark Road to Gulf Gate Rd	1.00	4	20,900	35,800	0.58	20,600	35,800	0.58	-300
Gulf Gate Rd to Palmer Ranch Pkwy	0.20	4	27,800	35,800	0.78	27,500	35,800	0.77	-60
Palmer Ranch Pkwy to Sarasota Square Blvd	1.05	4	26,500	35,800	0.74	25,800	35,800	0.72	-735
Sarasota Square Blvd to US 41	0.20	4	16,600	35,800	0.46	17,000	35,800	0.47	80
Central Sarasota Parkway									
US 41 to Potter Park Dr	0.26	4	15,800	35,800	0.44	16,700	35,800	0.47	234
Potter Park Dr to McIntosh Rd	0.49	2	17,400	15,900	1.09	19,400	15,900	1.22	980
McIntosh Rd to Honore Ave	1.30	2	20,400	15,900	1.28	23,200	15,900	1.46	3,640
Clark Road									
US 41 to Swift Rd	0.75	6	32,600	59,900	0.54	31,900	59,900	0.53	-525
Swift Rd to Lockwood Ridge Rd	0.50	6	34,400	59,900	0.57	33,900	59,900	0.57	-250
Lockwood Ridge Rd to Beneva Rd	0.50	6	46,900	59,900	0.78	46,200	59,900	0.77	-350
Beneva Rd to Sawyer Rd	0.50	6	44,600	59,900	0.74	43,700	59,900	0.73	-450
Sawyer Rd to McIntosh Rd	0.50	6	44,400	59,900	0.74	43,400	59,900	0.72	-500
McIntosh Rd to Honore Ave	1.00	6	52,400	59,900	0.87	52,400	59,900	0.87	0
Honore Ave to Gantt Rd	0.50	6	59,700	59,900	1.00	55,900	59,900	0.93	-1,900
Gantt Rd to I-75	0.45	6	64,700	59,900	1.08	60,200	59,900	1.01	-2,025
I-75 to Ibis St	0.90	2	34,900	17,700	1.97	33,900	17,700	1.92	-900
Ibis St to Proctor Rd	0.80	2	16,700	17,700	0.94	14,900	17,700	0.84	-1,440
Proctor Rd to Bee Ridge Ext/N-S Rdwy A	1.45	2	18,100	17,700	1.02	17,100	17,700	0.97	-1,450
Bee Ridge Ext/N-S Rdwy A to N-S Rdwy B	3.75	2	8,300	17,700	0.47	8,100	17,700	0.46	-750
Dove Avenue									
Clark Rd to N-S Rdwy A	2.90	2	14,800	15,900	0.93	14,500	15,900	0.91	-870
Honore Avenue									
Clark Rd to Northridge Rd	0.25	4	36,000	35,800	1.01	36,400	35,800	1.02	100
Northridge Rd to Palmer Ranch Pkwy	1.30	4	30,800	35,800	0.86	31,000	35,800	0.87	260
Palmer Ranch Pkwy to Central Sarasota Pkwy	1.79	4	22,700	35,800	0.63	24,100	35,800	0.67	2,506
Central Sarasota Pkwy to Bay St	1.60	4	29,500	35,800	0.82	36,100	35,800	1.01	10,560
Bay St to SR 681	1.80	4	30,500	35,800	0.85	19,200	35,800	0.54	-20,340
SR 681 to Laurel Rd	3.70	4	21,600	35,800	0.60	18,700	35,800	0.52	-10,730
I-75									
Bee Ridge Rd to Clark Rd	2.00	6	130,300	116,600	1.12	129,900	116,600	1.11	-800
Clark Rd to SR 681	5.50	6	123,700	116,600	1.06	121,500	116,600	1.04	-12,100
SR 681 to Laurel Rd	4.30	6	114,700	116,600	0.98	117,300	116,600	1.01	11,180
Laurel Rd to Jacaranda Rd	2.20	6	106,700	116,600	0.92	107,800	116,600	0.92	2,420
Ibis Street									
Clark Rd to N-S Rdwy A	3.80	2	16,300	15,900	1.03	16,800	15,900	1.06	1,900
Knights Trail Road									
N-S Rdwy A to Laurel Rd	1.50	4	25,600	35,800	0.72	25,700	35,800	0.72	150

Table 5: 2040 Bay Street Overpass Roadway Congestion Conditions (Continued)

Road Name and Segment	Length (miles)	Number of Lanes (2040)	Scenario 1 (without Bay St Overpass)			Scenario 2 (with Bay St Overpass)			VMT Difference
			AADT	Capacity	v/c Ratio	AADT	Capacity	v/c Ratio	
Laurel Road									
US 41 to Mission Valley Blvd	0.75	4	10,300	35,800	0.29	10,000	35,800	0.28	-225
Mission Valley Blvd to Albee Farm Rd	0.80	4	11,600	35,800	0.32	11,400	35,800	0.32	-160
Albee Farm Rd to Pinebrook Rd	1.00	4	17,000	35,800	0.47	17,100	35,800	0.48	100
Pinebrook Rd to I-75	0.50	4	40,700	35,800	1.14	38,400	35,800	1.07	-1,150
I-75 to Knights Trail Rd	0.50	4	34,600	35,800	0.97	34,400	35,800	0.96	-100
Knights Trail Rd to Jacaranda Blvd	1.40	2	11,800	15,900	0.74	11,900	15,900	0.75	140
McIntosh Road									
Clark Rd to East Sawyer Loop	0.70	2	9,300	15,900	0.58	9,000	15,900	0.57	-210
East Sawyer Loop to Palmer Ranch Pkwy	0.30	2	13,900	15,900	0.87	13,200	15,900	0.83	-210
Palmer Ranch Pkwy to Palmer Ranch Pkwy E	0.80	2	11,800	15,900	0.74	11,900	15,900	0.75	80
Palmer Ranch Pkwy E to Sarasota Square Blvd	1.00	2	11,900	15,900	0.75	11,400	15,900	0.72	-500
Sarasota Square Blvd to Central Sarasota Pkwy	0.60	2	14,500	15,900	0.91	14,900	15,900	0.94	240
Central Sarasota Pkwy to US 41	1.20	2	11,900	15,900	0.75	11,600	15,900	0.73	-360
North-South Roadway A									
Clark Rd to Dove Ave	1.90	4	28,600	35,800	0.80	27,200	35,800	0.76	-2,660
Dove Ave to N-S Rdwy B	0.95	4	20,800	35,800	0.58	23,600	35,800	0.66	2,660
N-S Rdwy B to Ibis St	0.65	4	24,600	35,800	0.69	27,900	35,800	0.78	2,145
Ibis St to Bay St	0.70	4	31,800	35,800	0.89	36,800	35,800	1.03	3,500
Bay St to SR 681 Ext	0.35	4	40,300	35,800	1.13	32,600	35,800	0.91	-2,695
SR 681 Ext to Knights Trail Rd	4.35	4	5,400	35,800	0.15	5,700	35,800	0.16	1,305
North-South Roadway B									
Clark Rd to N-S Rdwy A	5.20	2	5,600	15,900	0.35	5,600	15,900	0.35	0
Old Venice Road									
Bay St to US 41	1.15	2	4,100	15,900	0.26	4,700	15,900	0.30	690
Palmer Ranch Parkway									
Beneva Rd to McIntosh Rd	0.65	2	10,000	15,900	0.63	9,800	15,900	0.62	-130
McIntosh Rd to Honore Ave	0.66	2	15,000	15,900	0.94	14,500	15,900	0.91	-330
SR 681									
US 41 to Honore Ave	2.50	4	19,600	39,800	0.49	19,400	39,800	0.49	-500
Honore Ave to I-75	0.70	4	30,700	39,800	0.77	25,500	39,800	0.64	-3,640
I-75 to N-S Rdwy A	1.30	4	40,600	39,800	1.02	29,900	39,800	0.75	-13,910
US 41									
Stickney Point Rd to Gulf Gate Rd	0.15	6	51,800	59,900	0.86	52,000	59,900	0.87	30
Gulf Gate Rd to Beneva Rd	2.25	4	51,600	39,800	1.30	52,200	39,800	1.31	1,350
Beneva Rd to Central Sarasota Pkwy	0.60	4	50,700	39,800	1.27	49,000	39,800	1.23	-1,020
Central Sarasota Pkwy to McIntosh Rd	0.75	4	44,500	39,800	1.12	44,000	39,800	1.11	-375
McIntosh Rd to Bay St	1.30	4	48,000	39,800	1.21	47,800	39,800	1.20	-260
Bay St to Blackburn Point Rd	1.30	4	40,600	39,800	1.02	39,100	39,800	0.98	-1,950
Blackburn Point Rd to SR 681	2.60	4	41,700	39,800	1.05	41,000	39,800	1.03	-1,820
SR 681 to Laurel Rd	0.80	6	54,300	59,900	0.91	54,000	59,900	0.90	-240
TOTAL - East-West Arterials w/Interchanges + Honore Ave			845,700	1,079,100	0.78	805,100	1,079,100	0.75	-47,629
TOTAL - Entire Study Area			2,187,500	2,663,700	0.82	2,183,300	2,699,500	0.81	-2,395

The analysis shows that the overall congestion levels within the study area between Scenario 1 and Scenario 2 are similar. The addition of the Bay Street Overpass will result in two fewer congested roadway segments, the overall v/c ratio to be reduced by one percent, and a reduction of 2,395 VMT per day within the study area. A summary of the congestion level between the two scenarios is presented in Table 6.

Table 6: Bay Street Overpass Level of Congestion Summary

Congestion Level	Scenario 1	Scenario 2
Not Congested	36 segments	39 segments
Borderline Congested	20 segments	20 segments
Congested	7 segments	5 segments
Severely Congested	5 segments	5 segments
Total	68 segments	69 segments

The Bay Street Overpass is projected to carry 25,900 vehicles per day and has the greatest impact to the three east-west arterials with interchanges at I-75 as well as Honore Avenue. On those roadways, the Bay Street Overpass will reduce the overall v/c ratio by four percent and the VMT per day by 47,629.

NEW MINOR COLLECTOR ANALYSIS

The new Minor Collector analysis study area consists of the following roadways:

ROAD	LIMITS
Honore Avenue	Bay Street to Laurel Road
New Minor Collector	SR 681 to Honore Avenue
SR 681	US 41 to I-75

The results of the 2040 planning level transportation analysis without the new Minor Collector (Scenario 1) and with the new Minor Collector (Scenario 3) are summarized in Table 7. The FSUTMS volume plots are attached in Appendix B and the loaded network files are included on the accompanying DVD.

Table 7: 2040 New Minor Collector Roadway Congestion Conditions

Road Name and Segment	Length (miles)	Number of Lanes (2040)	Scenario 1 (without New Minor Collector)			Scenario 3 (with New Minor Collector)			VMT Difference
			AADT	Capacity	v/c Ratio	AADT	Capacity	v/c Ratio	
Honore Avenue									
Bay St to SR 681	1.80	4	30,500	37,800	0.81	30,400	37,800	0.80	-180
SR 681 to New Collector Rd	0.95	4	22,400	37,800	0.59	21,800	37,800	0.58	-570
New Collector Rd to Laurel Rd	2.75	4	21,400	37,800	0.57	21,300	37,800	0.56	-275
New Collector Road									
SR 681 to Honore Ave	1.10	2				1,700	13,300	0.13	1,870
SR 681									
US 41 to New Collector Rd	1.65	4	17,100	39,800	0.43	17,700	39,800	0.44	990
New Collector Rd to Honore Ave	0.85	4	19,600	39,800	0.49	17,300	39,800	0.43	-1,955
Honore Ave to I-75	0.70	4	30,700	39,800	0.77	30,500	39,800	0.77	-140
TOTAL - Entire Study Area			141,700	232,800	0.61	139,000	232,800	0.60	-260

The analysis shows that the overall congestion levels within the study area between Scenario 1 and Scenario 3 are identical. Adding the new Minor Collector in the Palmer Ranch South 660 will provide additional connectivity between SR 681 and Honore Avenue without degrading the congestion level within the study area, but will not have a regionally significant impact. This is not unexpected given the functional classification and short length of the proposed roadway. A summary of the congestion level between the two scenarios is presented in Table 8.

Table 8: New Minor Collector Level of Congestion Summary

Congestion Level	Scenario 1	Scenario 3
Not Congested	6 segments	7 segments
Borderline Congested	0 segments	0 segments
Congested	0 segments	0 segments
Severely Congested	0 segments	0 segments
Total	6 segments	7 segments

The model assigns the majority of the 18,600 vehicles per day leaving the Palmer Ranch South 660 to the centroid connectors going directly to SR 681, which will have turn restrictions, and Honore Avenue. In reality, more than the 20% of traffic that the model assigned to the new Minor Collector will utilize the roadway, particular those vehicles using SR 681 due to the new Minor Collector creating a full median opening with SR 681. Given the anticipated configuration of the Palmer Ranch South 660 development, it is estimated that 50% to 60% of the total traffic from the Palmer Ranch South 660 will utilize the new Minor Collector yielding a daily volume of 5,000 to 6,000 vehicles per day.

Conclusion

The transportation analysis conducted as part of the proposed CPA to add the Bay Street Overpass (Major Collector) from Honore Avenue to North-South Roadway A and a new Minor Collector in the Palmer Ranch South 660 connecting Honore Avenue to SR 681 to Sarasota County's Future Thoroughfare Plan demonstrates that both roadways will provide benefit to the surrounding roadway network. An analysis of the 2040 roadway conditions was evaluated using the FDOT District 1 Districtwide 2040 Cost Feasible Model modified by Tindale Oliver as part of their evaluation North-South Roadway B. The Tindale Oliver Alternative 3, Base plus N-S Road B and SR 681 interchange, was used and run for three scenarios;

- Scenario 1: Tindale Oliver Alternative 3 plus with modified Palmer Ranch socioeconomic data.
- Scenario 2: Scenario 1 plus the Bay Street Overpass.
- Scenario 3: Scenario 1 plus the new Minor Collector.

The impacts of the Bay Street Overpass were quantified by comparing Scenario 2 to Scenario 1 and the impacts of the new Minor Collector were quantified by comparing Scenario 3 to Scenario 1. A comparison of the model runs produced the following results:

- The addition of the Bay Street Overpass will result in two fewer congested roadway segments, the overall v/c ratio to be reduced by one percent, and a reduction of 2,395 VMT per day within the study area.
- The Bay Street Overpass is projected to carry 25,900 vehicles per day and has the greatest impact to the three east-west arterials with interchanges at I-75 (Clark Road, SR 681, and Laurel Road) as well as Honore Avenue. On those roadways, the Bay Street Overpass will reduce the overall v/c ratio by four percent and the VMT per day by 47,629.
- The travel demand model demonstrated that the Bay Street Overpass will be a benefit to the surrounding regional transportation network. The Bay Street Overpass specifically removes vehicles using Clark Road, Laurel Road and SR 681 from having to pass through interstate interchanges, typically the pinch point on urban arterials, and gives vehicles an alternative route to cross the interstate without passing through an interchange. This is similar to Proctor Road, Palmer Boulevard, and the new I-75 Flyover connecting Cattlemen Road and Lakewood Ranch Boulevard which all serve to relieve parallel east-west routes with I-75 interchanges.
- The addition of the new Minor Collector in the Palmer Ranch South 660 will provide additional connectivity between SR 681 and Honore Avenue without degrading the congestion level within the study area.

- The definition of a minor collector from the Sarasota County Comprehensive Plan (Volume 2: Data and Analysis) is as follows: “Minor Collectors collect and distribute moderate amounts of traffic between arterials, major collectors and local roads at relatively low operating speeds with greater accessibility than major collectors.” The proposed minor collector is consistent with this definition. The new Minor Collector will help support smart growth within the Palmer Ranch South 660 following the functional classification hierarchy of local roads connecting to collectors and then arterials.

Therefore, it is recommended that the CPA to add the Bay Street Overpass and a new Minor Collector in the Palmer Ranch South 660 to Sarasota County’s Future Thoroughfare Plan be approved.

APPENDIX A

METHODOLOGY CORRESPONDENCE



SARASOTA COUNTY

"Dedicated to Quality Service"

April 27, 2017

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Stantec Consulting Services, Inc.
6900 Professional Parkway East
Sarasota, FL 34240

**Re: Palmer Ranch Future Thoroughfare Plan Comprehensive Plan Amendment
Transportation Methodology Statement**

Dear Mr. Crim,

Transportation Planning has reviewed the proposed methodology statement for the Palmer Ranch Thoroughfare Plan Comprehensive Plan Amendment, dated April 17, 2017, submitted via email on the same date. The methodology is generally acceptable. Please address the following items:

1. Please verify the socioeconomic data of all Palmer Ranch traffic analysis zones (TAZs) for correctness.
2. Please document any changes made to the FSUTMS input data files.
3. Please include all FSUTMS files on a CD-ROM for submission.

Please include a copy of this approval letter with the traffic study when it is submitted to the County for review.

If you have any questions, please contact me by email at ksankah@scgov.net or by phone at (941) 861-0511.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kwamena Sankah", with a horizontal line drawn through the middle of the signature.

Kwamena Sankah, P.E., MBA
Technical Specialist III, Transportation Planning

cc: Frank Domingo, P.E., Stantec Consulting Services, Inc
Justin Powell, Palmer Ranch
Paula R. Wiggins, P.E., MBA, Transportation Planning Manager



Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

April 17, 2017

File: 215613846

Paula Wiggins, P.E.
Manager, Transportation Planning
Sarasota County Mobility
1001 Sarasota Center Boulevard
Sarasota, Florida 34240

Via email: pwiggins@scgov.net

**Reference: Palmer Ranch Future Thoroughfare Plan
Comprehensive Plan Amendment
Transportation Methodology Statement**

Dear Ms. Wiggins:

This letter serves to summarize the Transportation Methodology for the subject project for your approval. The proposed Comprehensive Plan Amendment will add the Bay Street Overpass (Major Collector) from Honore Avenue to North-South Roadway A and a new Minor Collector in the Palmer Ranch South 660-acre parcel (Palmer Ranch 660) connecting Honore Avenue to SR 681 to Sarasota County's Future Thoroughfare Plan. The transportation impacts of adding these roadways will be evaluated individually using the FDOT District 1 Cost Feasible Districtwide Travel Demand Model modified by Tindale Oliver as part of their evaluation North-South Roadway B. The Tindale Oliver Alternative 3, Base plus N-S Road B and SR 681 interchange, will be used as this study's base condition. Sarasota County will provide the modified travel demand model files.

Socioeconomic Data Modifications

A new TAZ will be added to represent the development in the Palmer Ranch South 660. The development added to the new TAZ will be 1,752 single-family dwelling units, 100,000 square feet of office, and 150,000 square feet of commercial. These intensities are consistent with the approved Palmer Ranch Substantial Deviation Analysis performed in 2015.

Model Run Scenarios

The Tindale Oliver Alternative 3 2040 Cost Feasible Network will be run for three scenarios to determine the impacts of adding the Bay Street Overpass and new Minor Collector.

- Scenario 1: Will include the Tindale Oliver Alternative 3 plus the Palmer Ranch South 660 added socioeconomic data.
- Scenario 2: Scenario 1 plus the Bay Street Overpass.
- Scenario 3: Scenario 1 plus the new Minor Collector.



April 17, 2017
 Paula Wiggins, P.E.
 Manager, Transportation Planning
 Sarasota County Mobility
 Page 2 of 3

**Reference: Palmer Ranch Future Thoroughfare Plan
 Comprehensive Plan Amendment
 Transportation Methodology Statement**

The impacts of the Bay Street Overpass will be quantified by comparing Scenario 2 to Scenario 1. The impacts of the new Minor Collector will be quantified by comparing Scenario 3 to Scenario 1.

Bay Street Overpass Study Area

The study area that will be evaluated as part of the analysis will consist of:

ROAD	LIMITS
Bay Street	US 41 to N-S Rdwy A
Beneva Road	Clark Rd to US 41
Clark Road	US 41 to N-S Rdwy B
Central Sarasota Parkway	US 41 to Honore Ave
Dove Avenue	Clark Road to N-S Rdwy A
Honore Avenue	Clark Rd to Laurel Rd
I-75	Bee Ridge Rd to Jacaranda Blvd
Ibis Street	Clark Road to N-S Rdwy A
Knights Trail Road	N-S Rdwy A to Laurel Rd
Laurel Road	US 41 to Jacaranda Blvd
North-South Roadway A	Clark Rd to Knights Trail Rd
North-South Roadway B	Clark Rd to N-S Rdwy A
Old Venice Road	Bay St to US 41
Palmer Ranch Parkway	Beneva Rd to Honore Ave
SR 681	US 41 to N-S Rdwy A
US 41	Stickney Point Rd to Laurel Rd

New Minor Collector Study Area

The study area that will be evaluated as part of the analysis will consist of:

ROAD	LIMITS
Honore Avenue	SR 681 to Laurel Road
SR 681	US 41 to I-75



April 17, 2017
Paula Wiggins, P.E.
Manager, Transportation Planning
Sarasota County Mobility
Page 3 of 3

**Reference: Palmer Ranch Future Thoroughfare Plan
Comprehensive Plan Amendment
Transportation Methodology Statement**

Analysis Procedures

The analysis will be based on the estimated average annual daily traffic (AADT) volumes, volume-to-capacity (v/c) ratios produced by the travel demand model, and vehicle miles traveled (VMT) for each roadway segment within the study area. The AADT, v/c ratios, and VMT will be compared to determine if the addition of the Bay Street Overpass and/or the new Minor Collector will have a net benefit to the surrounding roadway network.

If the above methodology is acceptable, please send written confirmation so we can proceed with the study. Should you have any questions, please feel free to contact me.

Sincerely,

Stantec Consulting Services Inc.

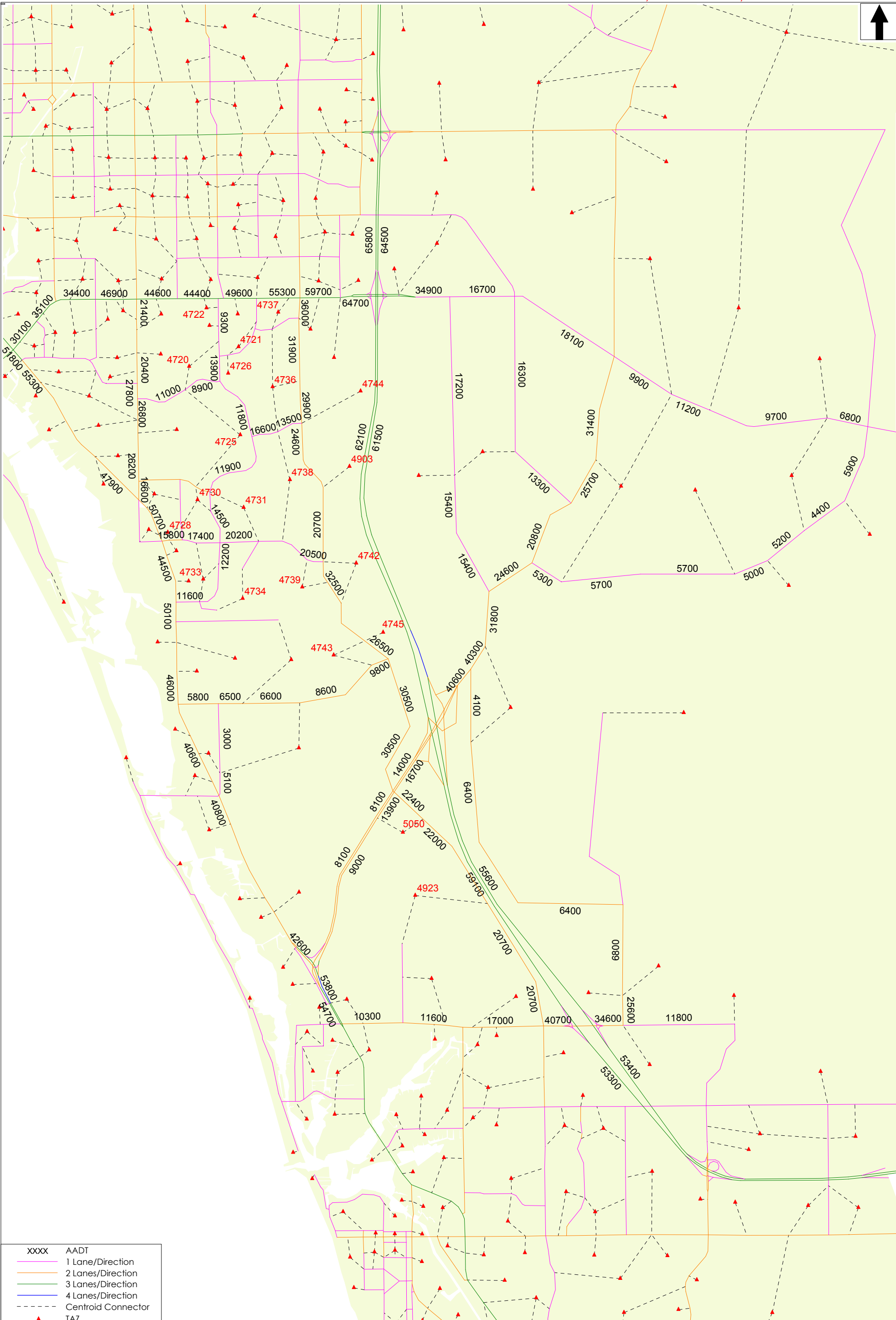
Matthew R. Crim, P.E., PTOE
Transportation Engineer
Ph: 832-523-9111
matt.crim@stantec.com

Attachments: 2040 Cost Feasible Network w/Sarasota County Thoroughfare Plan Roads

cc: Justin Powell, Palmer Ranch
Kwamena Sankah, P.E., Sarasota County
Frank Domingo, P.E., Stantec

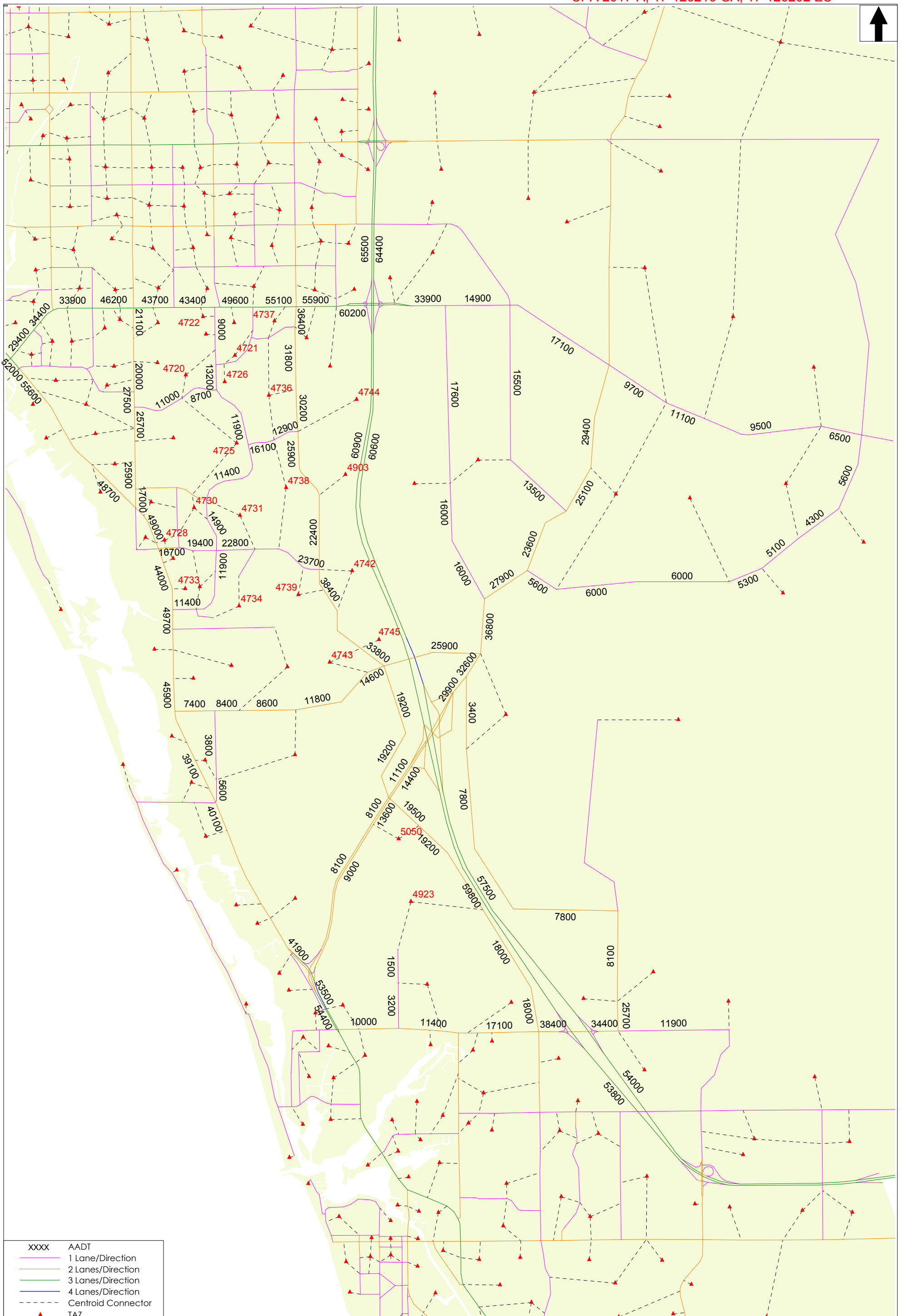
APPENDIX B

FSUTMS VOLUME PLOTS

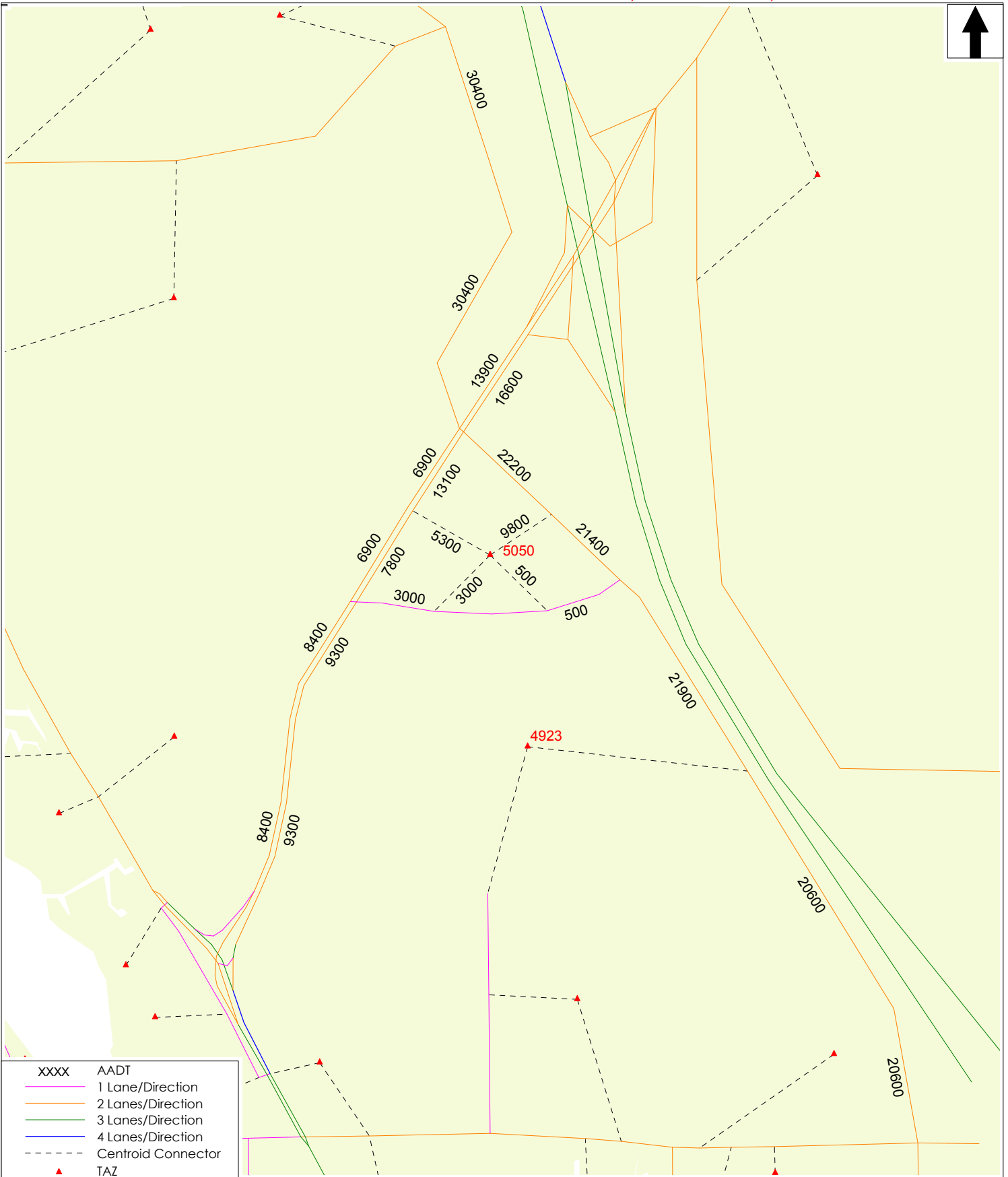


Scenario 1

Tindale Oliver Alternative 3 2040 Cost Feasible Network with Modified Palmer Ranch SE Data



Scenario 2
Tindale Oliver Alternative 3 2040 Cost Feasible Network
with Modified Palmer Ranch SE Data and Bay Street Overpass



Scenario 3
Tindale Oliver Alternative 3 2040 Cost Feasible Network
with Modified Palmer Ranch SE Data and New Minor Collector

APPENDIX

APPENDIX A. PRE-APPLICATION CONFERENCE



April 14, 2017

Crystal Allred
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

**Subject: Pre-application Meeting Regarding Comprehensive Plan Amendment,
Future Thoroughfare Plan**
PID: None
LOCATION: Area of I-75 and S.R. 681
LIMS: 2017 113399 PA

Dear Ms. Allred:

On April 6, 2017, Sarasota County Planning Services met with you to discuss comments regarding an application you are considering submitting. The following comments were made at the meeting or have been submitted to Planning Services from other departments. These comments are meant to provide guidance in preparing an application for submittal. They in no way represent all the requirements which must be met by the Applicant.

PLANNING SERVICES (Steve Kirk) 861-5202 skirk@scgov.net

1. A neighborhood workshop is required prior to filing an application for a Comprehensive Plan Amendment as stated in the Sarasota County Code Section 94-84. The neighborhood workshop request form is available online at:
<https://www.scgov.net/PlanningServices/Pages/Workshops.aspx>
2. Planning staff strongly encourages you to meet with staff to review the application prior to making the required number of copies. Please also call to schedule an appointment for formal submittal of the application. Staff is available between 8:00 a.m. and 4:30 p.m.
3. Please also remember to submit a copy of your complete application on a CD.
4. Please provide signature of the current owners(s) or appropriate signature authority and disclosure on the application form or attachment to the form, if applicable.

Pre-Application Meeting Summary

Page 2

LONG RANGE PLANNING (Steve Kirk) 861-5202 skirk@scgov.net

This application will be considered a Large Scale Amendment requiring two public hearings before the Board of County Commissioners.

In the Comprehensive Plan Amendment application list the specific maps sections and language to be amended.

TRANSPORTATION PLANNING (Marquis Bing) 861-0766 mbing@scgov.net

The proposed development Comprehensive amendment requires a transportation impact analysis. Please contact Transportation Planning at 941-861-0925 to set up a methodology meeting before conducting the analysis.

WATERSHED MANAGEMENT (Scott Woodman) 861-0914 swoodman@scgov.net**Stormwater Comments (applies for both (2) proposed 4-lane Major Collector Roadway and (2) proposed 2-lane Minor Collector Roadway):**

1. It appears that the amount of proposed impervious area on site is to be more than 2,000 sq. ft. Be aware that stormwater treatment and attenuation for surface water runoff on the site will be required per the County Land Development Regulations. Please maintain historic drainage flow patterns and inflow/discharge points for the site.
2. Please clarify if applicant is proposing to amend any previously approved Zoning Map Amendments, Comprehensive Plan Amendments, Development of Regional Impacts/Development of Critical Concerns, etc., related to the subject site, as part of this application? If so, please provide a strikethrough/underline version with the proposed changes for review.
3. Please provide a written response to all Pre-Application comments provided here prior to submitting for Completeness Review.
4. Please follow the Land Development Regulations and Zoning Regulations for the development.

General Comments:

1. SWFWMD should be contacted for a permit.
2. Please be aware that Public Drainage easements or Flowage easements for conveyance of historic flows across area being developed may be required for recording prior to Construction Authorization. As defined on Appendix C13a, a 12 ft easement or right-of-way will need to be provided around the proposed storm water pond/lake top of bank.

Pre-Application Meeting Summary**Page 3**

3. If considering the use of Low Impact Development techniques for reducing stormwater runoff and providing stormwater management, please refer to “Low Impact Development (LID) Draft Manual” for applications and requirements. For Cisterns, please see section on “Greenroof Stormwater Treatment Systems” for guidelines. The LID manual can be found and downloaded by searching key words “Low Impact Development Manual” on the Sarasota County Website, www.scgov.net.

PLEASE NOTE:**For proposed 4-lane Major Collector Roadway eastward from Honore Avenue across Interstate 75 to North-South Roadway A:**

The subject site is located in the South Creek Drainage Basin (Little Sarasota Bay Watershed). According to the South Creek Basin Master Plan $\pm 49.90\%$ ($\pm 40.35\%$ Flood Zone “AE” or areas inundated by the 0.1 percent annual chance (100-year) floodplain; and $\pm 9.55\%$ Flood Zone “X (shaded)” or $< 1'$ deep) of the site is located within the 100-year floodplain.

According to the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) Map Panels 12115C0229F and 12115C0235F, the entire site is located within Zone “X (unshaded)” or areas of minimal flood hazard determined to be outside the 0.2 percent annual chance (500-year) floodplain.

For proposed new unnamed 2-lane Minor Collector Roadway between S.R. 681 and Honore Avenue:

The subject site is located in the South Creek Drainage Basin (Little Sarasota Bay Watershed) and Cowpen Slough (Dona Bay Watershed). According to the South Creek and Cowpen Slough Basin Master Plans $\pm 74.03\%$ ($\pm 36.61\%$ Flood Zone “AE” or areas inundated by the 0.1 percent annual chance (100-year) floodplain; and $\pm 37.42\%$ Flood Zone “X (shaded)” or $< 1'$ deep) of the site is located within the 100-year floodplain.

According to the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) Map Panels 12115C0237F and 12115C0245F, the entire site is located within Zone “X (unshaded)” or areas of minimal flood hazard determined to be outside the 0.2 percent annual chance (500-year) floodplain.

Element 3, Chapter 7 Future Land Use, Policy 1.2.5 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.

UTILITY PLANNING & REGULATORY (Brian Fagan) 861-0918 bpfagan@scgov.net

No Comment

Pre-Application Meeting Summary

Page 4

ENVIRONMENTAL PROTECTION (Bryan Beard) 915-7717 bbeard@scgov.net

1. The formal application shall include an environmental report prepared by an appropriate professional. The report shall include a complete color native habitat map based on Florida Land Use, Cover and Forms Classification System nomenclature (FLUCFCS) and overlaid on a recent aerial photograph, preliminary listed species information, and proposed native habitat impacts and mitigation.
2. Please contact staff to setup an on-site meeting to review the proposed wetland impacts.

ZONING (Donna Thompson) 861-6161 dthompso@scgov.net

No Comment

LANDSCAPING (Kristen Hellman) 861-0734 khellman@scgov.net

No Comment

AIR AND WATER QUALITY (Joe Kraus) 726-4061 jkraus@scgov.net

No comments specific to this application, but the applicant is advised that, as the property east of I-75 is prepared for development, staff may request ambient water quality monitoring.

HISTORY CENTER (Steven Koski) 861-6883 skoski@scgov.net

No Comment

SCAT (Eric Porter) 315-5259 eporter@scgov.net

No comment

LAND DEVELOPMENT SERVICES (Robert Schmitt)

No comment

Please note that the comments offered at a pre-application conference are not an indication of support or approval of the request. Comments may change as a result of a formal application that is online at:

<https://www.scgov.net/CompPlan/Pages/default.aspx>

Submittals should be hand delivered to Planning Services, 1660 Ringling Boulevard, 1st Floor, Sarasota, Florida 34236. To ensure staff is available to assist you, please call the Planner of the Day at 941-861-5244 to make an appointment for submittal of your application. Submittals will not be accepted without an appointment. Please include a copy of this letter with your application.

Pre-Application Meeting Summary
Page 5

Sincerely,

Steve Kirk, ASLA, AICP, Planner
Planning Services



Stantec Consulting Services Inc.
6900 Professional Parkway East, Sarasota FL 34240-8414

March 15, 2017

Via: E-Mail and Hand Delivery (planner@scgov.net)

File: 215613846

Sarasota County Planning & Development Services
1661 Ringling Boulevard, 1st Floor
Sarasota, Florida 34236

Attn: **Planner of the Day**

Reference: **Pre-application Conference Request for Privately-Initiated Large-Scale Comprehensive Plan Amendment (CPA)**

Dear Planner of the Day:

On behalf of our Client, Palmer Ranch Holdings, LTD, we submit the following in support of the Pre-Application Conference request for a Comprehensive Plan Amendment:

- One (1) copy of the Pre-Application Conference Request Form
- One (1) copy of an aerial depicting Future Thoroughfare Plan Amendments
- One (1) copy of proposed amendments to Table 10-5. 2040 Future Thoroughfare Plan Roads
- One (1) check in the amount of \$350.00 for this Pre-Application Conference application fee

The Comprehensive Plan Amendment proposes to revise the Sarasota County Year 2040 Future Thoroughfare Plan by extending Bay Street, a 4-lane Major Collector Roadway eastward from Honore Avenue, across Interstate 75 to North-South Roadway A, and add a new unnamed 2-lane minor Collector Roadway between S.R. 681 and Honore Avenue.

Please note, we will be processing this privately-initiated Large-Scale Comprehensive Plan Amendment within the Annual Cycle of Amendments.

If you have further questions on this matter, please contact this office.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in black ink, appearing to read "Crystal Allred".

Crystal Allred
Project Planner
Tel: 941-907-6900
E-Mail: crystal.allred@stantec.com

Enclosures

- c. Allen Parsons, Sarasota County Planning Services, w/enclosures
Tate Taylor, Sarasota County Planning Services, w/enclosures
Justin Powell, Palmer Ranch Holdings LDT, w/enclosures

Design with community in mind

Pre-Application Meeting Request Form

Date 3/10/2017

AMENDMENT TYPE: *(Please check those that apply)*

Zoning Map Amendment *Ord. #2003-052 as amended*

Please submit an electronic 8.5 x 11 Development Plan showing buildings, parking, access, stormwater and landscaping. Place site data on separate page.

- Zoning Map Amendment (Rezoning);
- Special Exception;
- Planned Development District;
- Transfer of Development Rights Application;
- Any petition that will be reviewed by the Design Administrator.

Comprehensive Plan *Ord. #2011-070, as amended*

- Large Scale Plan Amendment *(more than 10 acres; Text Change) F.S. § 163.3184*
- Small Scale Plan Amendment *(10 acres or less; No Text Change) F.S. § 163.3187*

Development of Regional Impact/Development of Critical Concern

- Development of Regional Impact *F.S. § 380.06 and Ord. #95-013*
 - ADA/AIDA
 - NOPC / Substantial Deviation
- Development of Critical Concern *Ord. # 89-77*

PRELIMINARY MEETING DATE: _____

PROPERTY INFORMATION:

Name of Proposed Project: Palmer Ranch Future Thoroughfare Amendment

Property's Street Address or Nearest Major Intersection: Location 1: East of Honore Ave/Bay St

Location 2: West of Honore Ave and South of S.R. 681

Property Identification Number(s): N/A

Acreeage/Size of Property: N/A

Existing Zoning: N/A

Existing Future Land Use Map Designation: N/A

Are There Existing Structure(s) on Site? Yes No If Yes, How Many? _____

If Yes, Will Existing Structure(s) Be Removed? Yes No N/A

Previous Rezoning, Special Exceptions, DRI, Comprehensive Plan Amendments, etc. that have occurred on the Subject Property: Palmer Ranch Master Development of Regional Impact, NOPC

Proposed Use of Property: N/A

Proposed Zoning: N/A

Proposed Future Land Use Map Designation: N/A

Brief Description of the Proposed Project: *(Or Attach Narrative)* _____

Amend the Sarasota County Year 2040 Future Thoroughfare Plan as follows:

A: Extent Bay St, 4-lane Major Collector from Honore Ave, across I-75 to North-South Roadway A

B: Add a 2-lane minor Collector Roadway south of S.R. 681 from S.R. 681 to Honore Ave

CONTACT INFORMATION:

Name of Owner/Applicant: MC CANN HOLDINGS LTD c/o Palmer Ranch Holdings, LTD.

Mailing Address: 6571 Palmer Park Circle

City: Sarasota State: Florida

Telephone: (941) 922-0759 Fax: _____

E-mail Address: justin@pranch.com

Name of Consultant/Agent: James A. Paulmann, FAICP

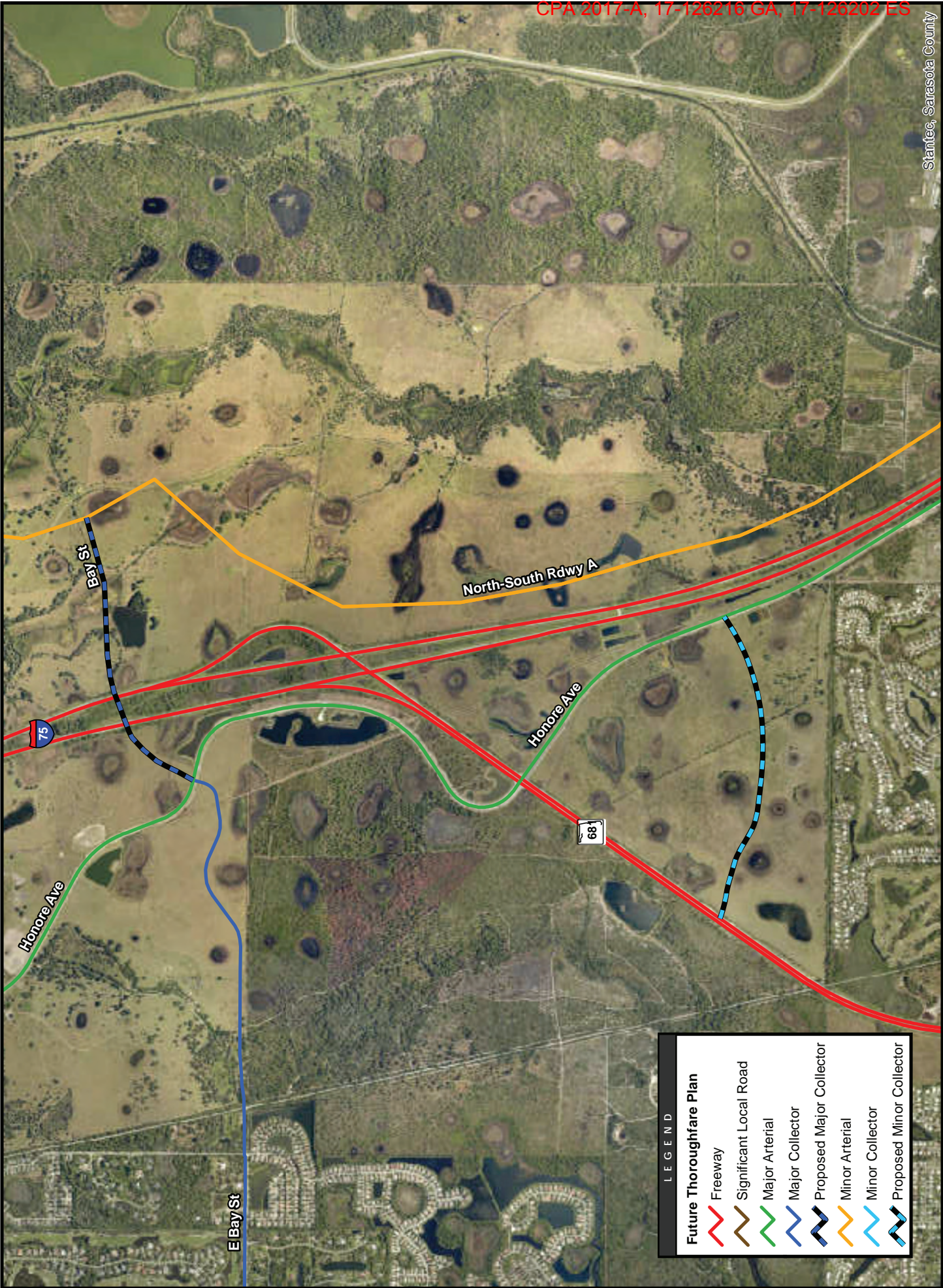
Company: Stantec Consulting Services

Mailing Address: 6900 Professional Parkway East, Sarasota, Florida 34240

City: _____ State: Florida

Telephone: (941) 907-6900 Fax: _____

E-mail Address: jim.paulmann@stantec.com



LEGEND

Future Thoroughfare Plan

- Freeway
- Significant Local Road
- Major Arterial
- Major Collector
- Proposed Major Collector
- Minor Arterial
- Minor Collector
- Proposed Minor Collector

Stantec, Inc. and its employees accept no liability for the accuracy or completeness of the information provided in this map. The user assumes all responsibility for using the information provided in this map. Stantec, its officers, employees, consultants and subcontractors accept no liability for any errors or omissions from the content or provision of the data.



Palmer Ranch Future Thoroughfare Map

March 2017

Stantec Consulting Services Inc.
6000 Professional Parkway East
Fort Lauderdale, FL 33309
Tel: 954.307.6900
Fax: 954.307.6911





TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS

Roadway Name	Limits	To	Lanes
Freeways/Expressways			
I-75 (S.R. 93)	University	Jacaranda	8
I-75 (S.R. 93)	Jacaranda	Charlotte County Line	6
S.R. 681 (Venice Connector)	U.S. 41	I-75	4
Major Arterials			
Bee Ridge Road	I-75	Bee Ridge Ext.	4
Bee Ridge Road (S.R. 758)	U.S. 41	I-75	6
Beneva Road	17th	US 41	4
Center Road	US 41 By Pass	River Rd	4
Clark Road (S.R. 72)	Swift	I-75	6
Clark Road (S.R. 72)	I-75	Co Line	2
Englewood Road (S.R. 776)	U.S. 41	Overbrook Dr	6
Englewood Road (S.R. 776)	Overbrook Dr	Dearborn	4
Fruitville	I-75	Dog Kennel Rd	4
Fruitville	Dog Kennel Rd	Verna Road	2
Fruitville (S.R. 780)	US 301	I-75	6
Honore Avenue	University	Laurel	4
Indiana Avenue (S.R. 776)	Dearborn	Co Line (Bay Heights)	4
Jacaranda Boulevard	Laurel	I-75	4
Jacaranda Boulevard	I-75	Center	6
Keyway Road	S.R. 776	Pine St	4
Laurel Road	U.S. 41	Jacaranda	4
Lockwood Ridge Road	University	Fruitville	4
West Villages Pkwy/Pine St	North River	Co Line	4
Pinebrook Rd	Laurel	Center Rd	4
River Road (North)	I-75	U.S. 41	6
River Road (South)	U.S. 41	East River Road	6
Stickney Pt. Road (S.R. 72)	U.S. 41	Swift	6
Sumter Blvd	I-75	U.S. 41	4
Toledo Blade Blvd	I-75	Co Line	4
U.S. 301 (S.R. 683)	University	17th	6
U.S. 301 (S.R. 683)	17th	U.S. 41	4
U.S. 41 (S.R. 45)	Manatee Co Line	U.S. 301	4
U.S. 41 (S.R. 45)	U.S. 301	U.S. 41 Bypass (North)	6
U.S. 41 (S.R. 45)	U.S. 41 Bypass (North)	U.S. 41 Bypass (South)	4
U.S. 41 (S.R. 45)	U.S. 41 Bypass (South)	Charlotte Co Line	6



TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CON'T

Roadway Name	Limits	To	Lanes
U.S. 41 By-Pass (S.R. 45A)	U.S. 41 (North)	U.S. 41 (South)	6
University Pkwy	U.S. 41	U.S. 301	4
University Pkwy	I-75	North-South Roadway B	4
Venice Avenue	US 41 Bypass	River Rd	4
Verna Road	Fruitville Rd	County Line	2
Winchester Blvd	County Line	River Rd	4
Minor Arterials			
17th Street	U.S. 301	Honore	4
Bahia Vista Street	U.S. 41	Cattlemen	4
Bay Rd / Osprey Ave (S.R. 758)	Siesta Dr	U.S. 41	4
Bee Ridge Rd	Iona Rd	North-South Roadway B	2
Bee Ridge Rd (Ext)	Bee Ridge	Clark	4
Cattlemen Road	Fruitville	Proctor	4
Center Road	U.S. 41	U.S. 41 Bypass	2
Central Sarasota Pkwy	U.S. 41	Honore Avenue	4
Coburn Rd	Palmer Blvd	Fruitville Rd	2
Dearborn Street	S.R. 776	Pine St	4
Desoto Rd	University Pkwy	U.S. 301	4
Desoto Rd	U.S. 301	North Cattlemen Rd	2
East-West Roadway B	North-South Roadway B	Verna Rd	2
Gisinger St	S.R. 776 Pine St	River Rd	4
Gulf Mexico Dr (S.R. 789)	New Pass Bridge	County Line	2
Higel Avenue (S.R. 758)	Siesta Dr	Midnight Pass Rd	2
Iona Rd	Bee Ridge Rd	Fruitville Rd	4
Jacaranda Blvd	Center	S.R. 776	4
Knights Trail Rd	Laurel Rd	North-South Roadway A	4
Lakewood Ranch Blvd	Fruitville Rd	University Pkwy	4
Longwood Run	Desoto	University Pkwy	2
Lorraine Rd	Fruitville Rd	University Pkwy	4
McIntosh Rd	Fruitville	U.S. 41	4
Midnight Pass Road (S.R. 758)	Higel	Stickney Pt	2
N Cattlemen Rd	University Pkwy	Fruitville Rd	4
North-South Roadway A	Clark Rd	Knights Trail Rd	4
North-South Roadway B	University Pkwy	North-South Roadway A	2
Old Englewood Rd	S.R. 776	Dearborn	2



TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CON'T

Roadway Name	Limits	To	Lanes
Proctor Road	U.S. 41	Clark	4
Ringling Causeway (S.R. 789)	New Pass Bridge	St. Armands Circle	2
Ringling Causeway (S.R. 789)	St. Armands Circle	U.S. 41	4
Siesta Drive (S.R. 758)	Higel	Osprey	2
Spine Rd	Bee Ridge Rd	Palmer Blvd	2
Stickney Pt. Road (S.R. 72)	Midnight Pass	U.S. 41	4
Swift Road	Bee Ridge	Clark	4
Tuttle Avenue	University Pkwy	Bee Ridge	4
Major Collectors			
Airport Ave	Harbor Dr	Avenida del Circo	2
Albee Farm Rd	Laurel	U.S. 41 Bypass	4
Auburn Rd	Border	Venice	2
Avenida del Circo	Airport Ave	U.S. 41	2
Bay St	U.S. 41	<u>Honore Ave. North-South Rdwy A</u>	4
Border Rd	Auburn Rd	Jackson Rd	2
Capri Isles Blvd	Venice	Border	4
Colonia Ln	U.S. 41	Albee Farm Rd	2
Dearborn St	Old Englewood Rd	S.R. 776	2
Edmondson Rd	Albee Farm Rd	Auburn Rd	2
Gantt Rd	Proctor	Clark	4
Gulf Gate Dr	U.S. 41	Gateway Ave	4
Gulf Gate Dr	Gateway Ave	Beneva Rd	2
Harbor Dr	Venice Ave	South of Beach Rd	2
Hatchett Creek Blvd	Pinebrook Rd	Jacaranda Blvd	2
Jackson Rd	Center Rd	Venice Ave	4
Myrtle Street	U.S. 41	Tuttle Ave	4
Palmer Blvd	Honore Ave	Iona Rd	2
Palmer Ranch Pkwy	Beneva Rd	McIntosh Rd	4
Palmer Ranch Pkwy E	McIntosh Rd	Honore Ave	4
Potter Park Dr	Central Sarasota Pkwy	Sarasota Square Blvd	2
Rockley Blvd	U.S. 41	Center Rd	4
Sarasota Square Blvd	Beneva Rd	McIntosh Rd	4
Sawyer Rd	Bee Ridge Rd	Clark Rd	2
Venice Ave	Park Blvd	U.S. 41 Bypass	4



TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CON'T

Roadway Name	Limits	To	Lanes
Webber St	U.S. 41	Cattlemen Rd	4
Wilkinson Rd	Swift Rd	Cattlemen Rd	2
Minor Collectors			
27th Street / Dr MLK Jr Way	U.S. 301	Lockwood Ridge	2
Albee Rd	Casey Key	U.S. 41	2
Ashton Rd	Sawyer Rd	Gantt Rd	2
Baffin Rd	Shamrock Blvd	U.S. 41	2
<u>Unnamed Minor Collector</u>	<u>S.R. 681</u>	<u>Honore Ave</u>	<u>2</u>
Blackburn Pt. Rd	Casey Key	US0	2
Casey Key Rd	Blackburn Pt Rd	Albee Rd	2
Casey Key Rd	Albee	End	2
De Leon Dr	Ortiz	U.S. 41	2
Higel Ave / Treasure Boat	Midnight Pass Rd	Ocean Blvd	2
Jackson Rd	Border	Venice	2
Lockwood Ridge Rd	Webber St	Markridge Rd	2
Manasota Beach Rd	Manasota Key Rd	Venice East Blvd (N)	2
Manasota Key Rd	Manasota Beach Rd	County Line	2
Myakka Rd	Fruitville Rd	Myakka Park	2
Midnight Pass Rd	Stickney Pt	South of Stickney Pt	2
Ocean Blvd	Higel	Beach	2
Old Venice Rd	Bay	U.S. 41	2
Ortiz Blvd	DeLeon	U.S. 41	2
Richardson Rd	Honore	N Cattlemen Rd	2
Sawyer Loop Rd	McIntosh	Clark Rd €	2
Shamrock Blvd	U.S. 41	Center	2
Shamrock Drive	Baffin	U.S. 41	2
South Venice Blvd	Lemon Bay Dr	U.S. 41	2
Venice East Blvd	Center Rd	Keyway Rd	4
Significant Local Roads			
Camino Real	Hansen St	Kenilworth St	2
Center Gate Boulevard	Bee Ridge Rd	Wilkinson Rd	2
Debrecen Road	Fruitville Rd	Fruitville Rd	2
Gateway Avenue	Stickney Point Rd	Gulf Gate Dr	2
Higel Avenue	Ocean Blvd	Treasure Boat Way	2
Higel Avenue	Treasure Boat Way	Windward Pl	2



TABLE 10-5. 2040 FUTURE THOROUGHFARE PLAN ROADS, CON'T

Roadway Name	Limits	To	Lanes
Jamaica Road	Shamrock Rd	Siesta Dr	2
Lalani Boulevard	Webber St	Bee Ridge Rd	2
Livingstone Street	Vamo Rd	U.S. 41	2
Mauna Loa Boulevard	Bee Ridge Rd	Lago Way	2
Mission Valley Boulevard	Calusa Lakes Blvd/ Mackintosh	Laurel Rd	2
Queen Road	Shamrock Dr	Oriole Rd	2
Sarasota Golf Club Boulevard	McKown Rd	Bee Ridge Rd	2
Seminole Drive	Siesta Dr	U.S. 41	2
Shade Avenue	Hibiscus Ct (City Limits)	Webber St	2
Shade Avenue	Webber St	Siesta Dr	2
Shade Avenue	Siesta Dr	Bee Ridge Rd	2
Shade Avenue	Bee Ridge Rd	Haley Ln	2
Siesta Drive	U.S. 41	Shade Ave	2
Siesta Drive	Shade Ave	Tuttle Ave	2
Vamo Road	U.S. 41	Livingstone St	2

APPENDIX B. NEIGHBORHOOD WORKSHOP

Memorandum of Neighborhood Meeting
Palmer Ranch Future Thoroughfare Plan Amendment
May 01, 2017

Presenters:

Jim Paulmann, FAICP, Stantec Consulting Services Inc.
Crystal Allred, Senior Planner, Stantec Consulting Services Inc.
Frank Domingo, PE, Transportation Planning, Stantec Consulting Services Inc.
Laura Mooneyham, Administrative Assistant, Stantec Consulting Services Inc.
Justin Powell, Vice President, Palmer Ranch Holdings
Steve Kirk, Planner, Sarasota County Planning Department

The meeting began at 6:01 p.m.

The notice was sent to 34 property owners.

Mr. Paulmann explained they have two amendments to the Comprehensive Plans' Future Thoroughfare Plan. This is a private sector amendment by Palmer Ranch Holdings in cooperation with Sarasota County. He explained that part of the planning process is to look forward and identify where certain roads may be needed before development occurs. He then introduced the project team and asked Mr. Kirk to explain the application process.

Mr. Kirk gave a brief review of the process for amending the County's Comprehensive Plan. He explained that this neighborhood workshop is required before the application can be submitted for review. Once the application is filed, it will be available on-line. He explained that the application will be reviewed by the County's Development Review Committee. They will provide comments to the applicant. After the formal review, a public hearing will be scheduled before the Planning Commission. They will evaluate the request and make a recommendation to the Board of County Commissioners. The first Board of County Commissioners' meeting will be scheduled approximately 45 days after the Planning Commission. At that public hearing, they will either recommend the application be transmitted to the state or deny the application. That is a requirement of the state. Once the state review is complete, there will be a second public hearing and at that time, the Board can adopt or deny the amendment.

Everyone that was notified of the Neighborhood Workshop will be notified of the hearings. Everyone will have an opportunity to comment at the public hearings. You can also submit written comments through the County Planning Department at any time and those comments will become part of the record. He encouraged the attendees to remain in contact with the applicants and with Sarasota County staff as the application proceeds through the review process.

Mr. Paulmann emphasized that this application does not involve any planned development, just future roadways. The Thoroughfare Plan does not include a specific roadway alignments. There is a separate process that will be done later.

Question: How long will the process take?

Ms. Allred explained the timeline with the intended submittal dated of May 15, 2017. The Planning Commission public hearing will be scheduled in July or August, and the Board's transmittal hearing is usually scheduled about 6-weeks later. Afterward, the application will be transmitted to the Florida Department of Economic Opportunity for review. Their comments will be sent to the County and an adoption hearing will be scheduled. Mr. Paulmann stated that they anticipate the adoption hearing will be scheduled around the end of the year.

Mr. Domingo explained that the amendment will add a couple of roadways to the County's Future Thoroughfare Plan. This Comprehensive Plan Amendment will extend Bay Street from Honore Avenue, east over the I-75 (interstate) and connect to the "North-South Roadway A" which has yet to be built. The other roadway that is as yet unnamed will connect SR 681 to Honore Avenue (pointing to aerial) within in the Palmer Ranch area.

The extension of Bay Street from Pine Ranch East to Honore Avenue has been designed and its construction will begin construction soon. What we propose to do is extend Bay Street over the interstate and connect it with a future North-South Roadway A, which runs in between the Hale Ranch property and the LT Ranch property. North-South Roadway A will connect with the Bee Ridge Extension at Clark Road, and ultimately to Laurel Road to the south.

LT Ranch is already approved and they are moving forward. The intent of this amendment is to get ahead of the future development to provide east-west circulation rather than only directing traffic up to Clark Road or down to Laurel Road. The planned full interchange at SR 681 is not currently in the 2040 horizon so it makes sense to make the connection via Bay Street to the east.

Question: How big will the roadways be?

The two outside lanes of the (planned) four lane Bay Street will be constructed west of Honore Avenue. Initially it will only be two lanes over the interstate. It would probably be beyond 2040 before it will need to be widened to four-lanes. Mr. Powell added that although Palmer Ranch doesn't have any plans at this time to develop the 2,400 acres east of the interstate, the prudent thing to do is to plan for the roadways in advance of the future development. We don't want to see a repeat of what is happening along University Parkway.

Question: Is this a County initiative or private?

Mr. Powell stated this is a private initiative.

Brief discussion on the existing and proposed roadways. Residents asked why it is needed and how long it will take. Mr. Domingo and Mr. Powell explained the process for new roadways takes time and they are working to be able to build roadways when needed rather than after the development takes place.

What is the purpose of that (other) road?

Mr. Domingo explained that the purpose of a collector road is to connect local roadways to arterial roadways like Honore Avenue. It will also provide access to a school that is planned off SR 681.

Question: What is planned next to Calusa Lakes?

Mr. Powell stated that for the most part, that area it will be residential. There will be an elementary school. There may be some small commercial up near the I-75/SR 681 interchange. We cannot plan for future housing without planning for roads. You can't have everybody exiting onto SR 681 if they want to go south on Honore Avenue.

Question: How many entrances will there be to that piece of land?

Mr. Powell stated that there are three approved access connections to SR 681, two full median openings and one right-in only. Mr. Domingo noted that the proposed access points to SR 681 are consistent with the SR 681 Access Management Plan, and that there are multiple access connections onto Honore Avenue.

Question: Do you still think there is a need for a collector road?

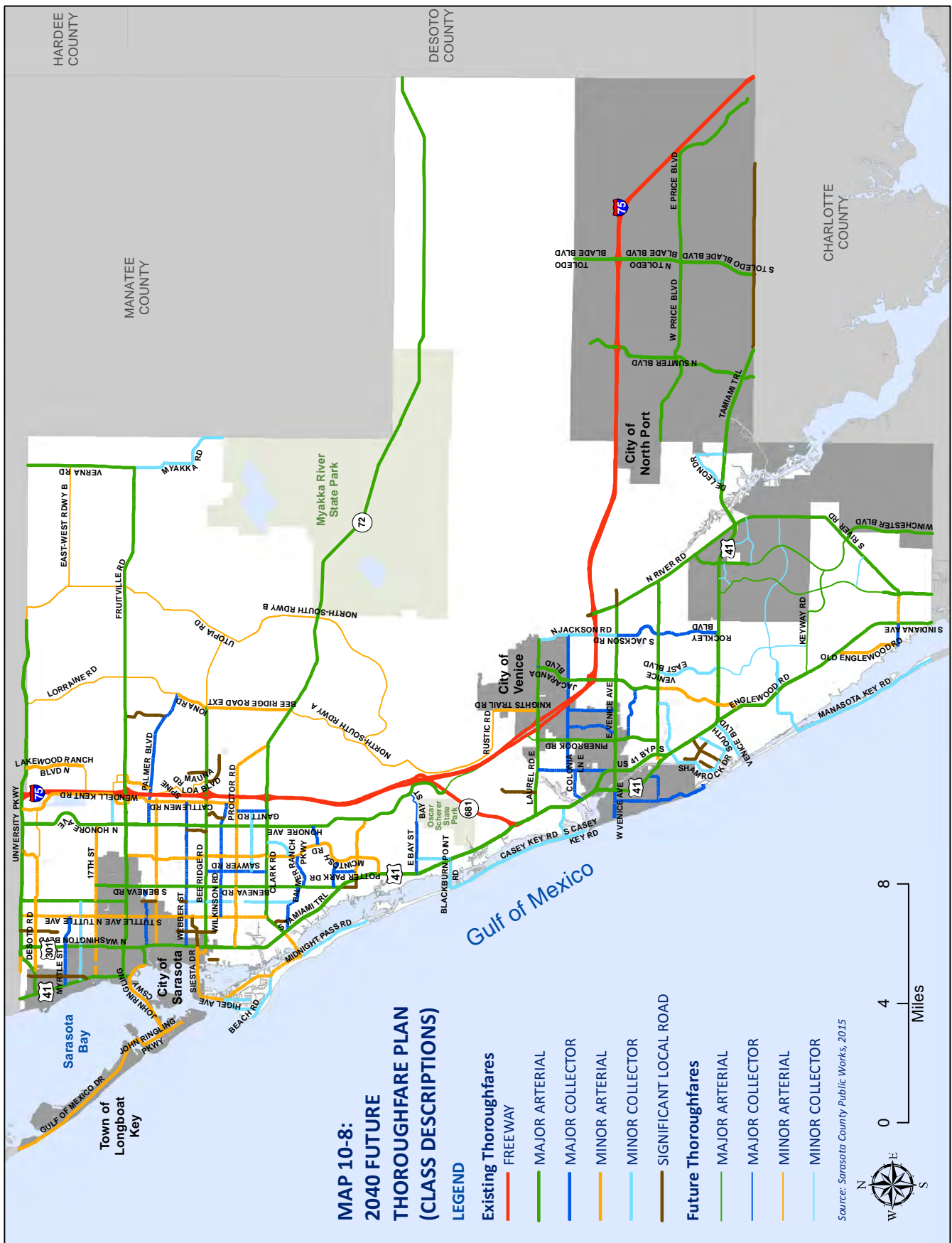
Yes, Mr. Powell replied. This area (pointing to the aerial photograph) is probably going to be developed with gated neighborhoods similar to what is along Central Sarasota Parkway in Palmer Ranch, and each will need

access to Honore Avenue and SR 681. Developments over 100 units must have at least two means of access and that is what this collector road will provide.

Question: How wide will the road be?

Mr. Domingo explained that the right-of-way will probably be about 80 feet wide.

Mr. Paulmann thanked the residents for attending and adjourned the meeting at 6:35 p.m. Residents remained to discuss the project aerial with Mr. Domingo, Mr. Paulmann, Ms. Allred, and Mr. Powell.



PROJECT LOCATION: PALMER RANCH, GA
APRIL 2017
SCALE: 1" = 100'



Palmer Ranch Future Thoroughfare Map

April 2017

Stantec
1000 Peachtree Street, NE
Atlanta, GA 30309
404.521.4600
stantec.com



- LEGEND**
- Future Thoroughfare Plan
 - Primary
 - Agricultural Local Road
 - Major Arterial
 - Proposed Major Collector
 - Minor Arterial
 - Minor Collector
 - Proposed Minor Collector

NEIGHBORHOOD WORKSHOP SIGN IN

PLEASE SIGN IN!

Project Name: Palmer Ranch Bay Street S-660 Comprehensive Plan Amendment	Project Number: 215613846
Location: Twin Lakes Park, Green Room	Date/Time: May 01, 2017 / 6:00 pm
	Staff Member: Steve Kirk, Planner

**To receive a written summary of the meeting, please provide an email address.
Signing in is not support or opposition to this project.**

Name	Email	Address / City State Zip
Crystal Allred	crystal.allred@stantec.com stantec.com	crystal.allred@stantec.com
Laura Mooneyham	Stantec laura.mooneyham@stantec.com	laura.mooneyham@stantec.com
Frank Domingo	Stantec frank.domingo@stantec.com	frank.domingo@stantec.com
Jim Paulmann	Stantec jim.paulmann@stantec.com	jim.paulmann@stantec.com
HARRY GLAZE	GLAZEHWG66@gmail.com glazeHWG66@gmail.com	2092 Timucua Tr Nokomis, FL 34275
SUE & MARTY BECKETT	mlbppa@rit.edu mlbppa@rit.edu	Village Walk
Bill Crisafulli	BCRIS1@GMAIL.COM bcris1@gmail.com	CALUSA LAKES 2054 TOCOSA WAY LN
FRANK GASIOROWSKI	frankgasiorowski74@gmail.com 74@GMAIL.COM	Calusa Lakes Nokomis, FL 34275
Don Nolsheim	-	8968 Whitmarsh Ave SARASOTA, FL 34238
MITCH GOLDBERG	jetsfan1963@yahoo.com jetsfan1963@yahoo.com	6774 Arcun Blvd SARASOTA FL 34241
Tracy Smith	tracy@palmer-ranch.net	PRMA tracy@palmerranch.net
Ron & Margaret MacCurthey	ron@usaremotec.com ron@usaremotec.com	2048 Timucua Trail Nokomis 34275

To receive a written summary of the meeting, please provide an email address.



Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

NEIGHBORHOOD WORKSHOP

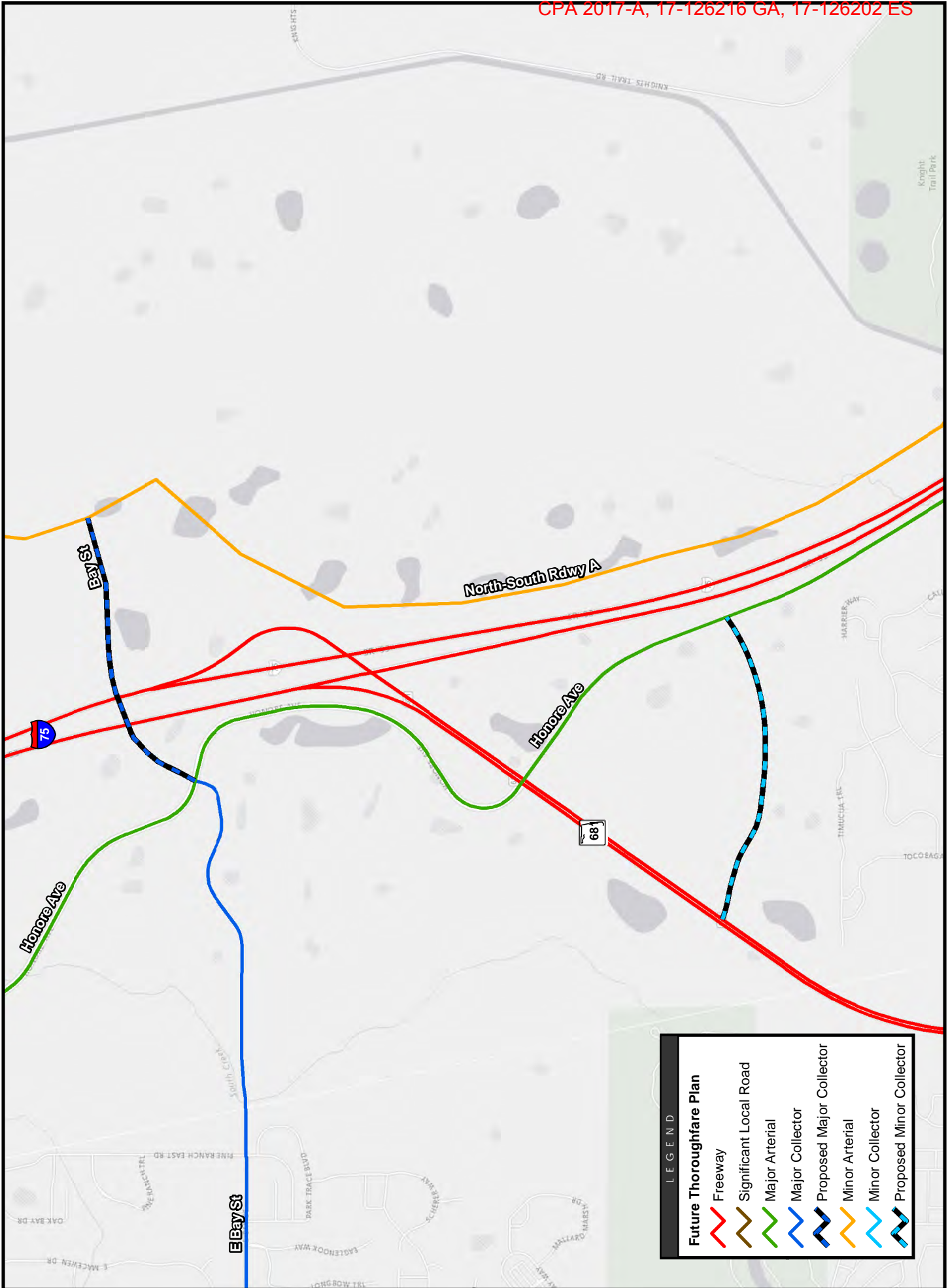
Date: Monday, May 1, 2017
Time: 6:00 p.m.
Place: Twin Lakes Park, Green Room
6700 Clark Road, Sarasota, Florida
Contact: James Paulmann, FAICP (941-907-6900)

Palmer Ranch Holdings, LTD, is proposing a Comprehensive Plan Amendment that would revise Sarasota County's Year 2040 Future Thoroughfare Plan. The Agent, Mr. James Paulmann, FAICP, will be holding a workshop to discuss the following proposed thoroughfare plan amendments:

- Extend Bay Street, a 4-lane Major Collector Roadway eastward from Honore Avenue, across Interstate 75 to North-South Roadway A, and
- Add a new unnamed 2-lane minor Collector Roadway between SR-681 and Honore Avenue.

This is not a public hearing. The purpose of the meeting is to inform neighboring residents of the nature of the Comprehensive Plan Amendment and to seek comments. We look forward to seeing you there. If you have questions, please contact Mr. James Paulmann, FAICP or Crystal Allred, at 941-907-6900. For more information, please also feel free to visit <http://www.scgov.net/PlanningServices/Pages/Workshops.aspx>.

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LEGEND

Future Thoroughfare Plan
Freeway
Significant Local Road
Major Arterial
Major Collector
Proposed Major Collector
Minor Arterial
Minor Collector
Proposed Minor Collector

The actual alignment of these roadways may be revised as these Comprehensive Plan Amendments proceed through the process. This graphic represents the general alignment of these roadways.

Palmer Ranch Future Thoroughfare Map

Stantec Consulting Services Inc.
6000 Professional Parkway East
Fort Collins, CO 80525
Tel: 970.221.6900
Fax: 970.221.6911

Prepared by: G.A. 03/26/17



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ERLENGARTENSTRASSE 2
64653 LORSCH,
GERMANY

ABBOTT ANDREA L
2084 TIMUCUA TRL
NOKOMIS, FL 34275-5303

BANDUROWSKI TAD
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NOKOMIS, FL 34275-5303

BARRON PATRICIA J
2046 TIMUCUA TRL
NOKOMIS, FL 34275-5303

CALUSA LAKES COMMUNITY ASSN INC
899 WOODBRIDGE DR
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2050 TIMUCUA TRL
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2049 TIMUCUA TRL
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SARASOTA, FL 34238-2777

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6571 PALMER PARK CIRCLE
SARASOTA, FL 34238-2777

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6571 PALMER PARK CIR
SARASOTA, FL 34238

MC COY ROBIN L
2045 TIMUCUA TRL
NOKOMIS, FL 34275-5302

O BOYLE MICHAEL JOSEPH
2332 HARRIER WAY
NOKOMIS, FL 34275-5339

RIDINGS LAWRENCE W
2082 TIMUCUA TRL
NOKOMIS, FL 34275-5303

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SARASOTA, FL 34230-0008

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PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment that would revise Sarasota County's Year 2040 Future Thoroughfare Plan by extending Bay Street, a 4-lane Major Collector Roadway eastward from Honore Avenue, across Interstate 75 to North-South Roadway A, and adding a new unnamed 2-lane minor Collector Roadway between S R 681 and Honore Avenue.

The workshop will be held Monday, May 1, 2017 at 6 pm at Twin Lakes Park, Green Room, 6700 Clark Road, Sarasota, Florida. This is not a public hearing. The purpose of the workshop is to inform neighboring residents of the nature of the proposed Comprehensive Plan Amendment and to seek comments. We look forward to seeing you there. If you have questions, please contact Mr. James Paulmann, FAICP or Ms. Crystal Allred at 941-907-6900. For more information, please also feel free to visit <http://www.scpov.net/PlanningServices/Pages/Workshops.aspx>. Sarasota County prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotape, etc.), or who wish to file a complaint, should contact: Sarasota County ADA/Civil Rights Coordinator, 1660 Ringling Blvd., Sarasota, Florida 34236. Phone: 941-861-5000, TTY: 7-1-1 or 1-800-955-8771. Email: adacoordinator@scgov.net.

Publish April 21, 2017

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