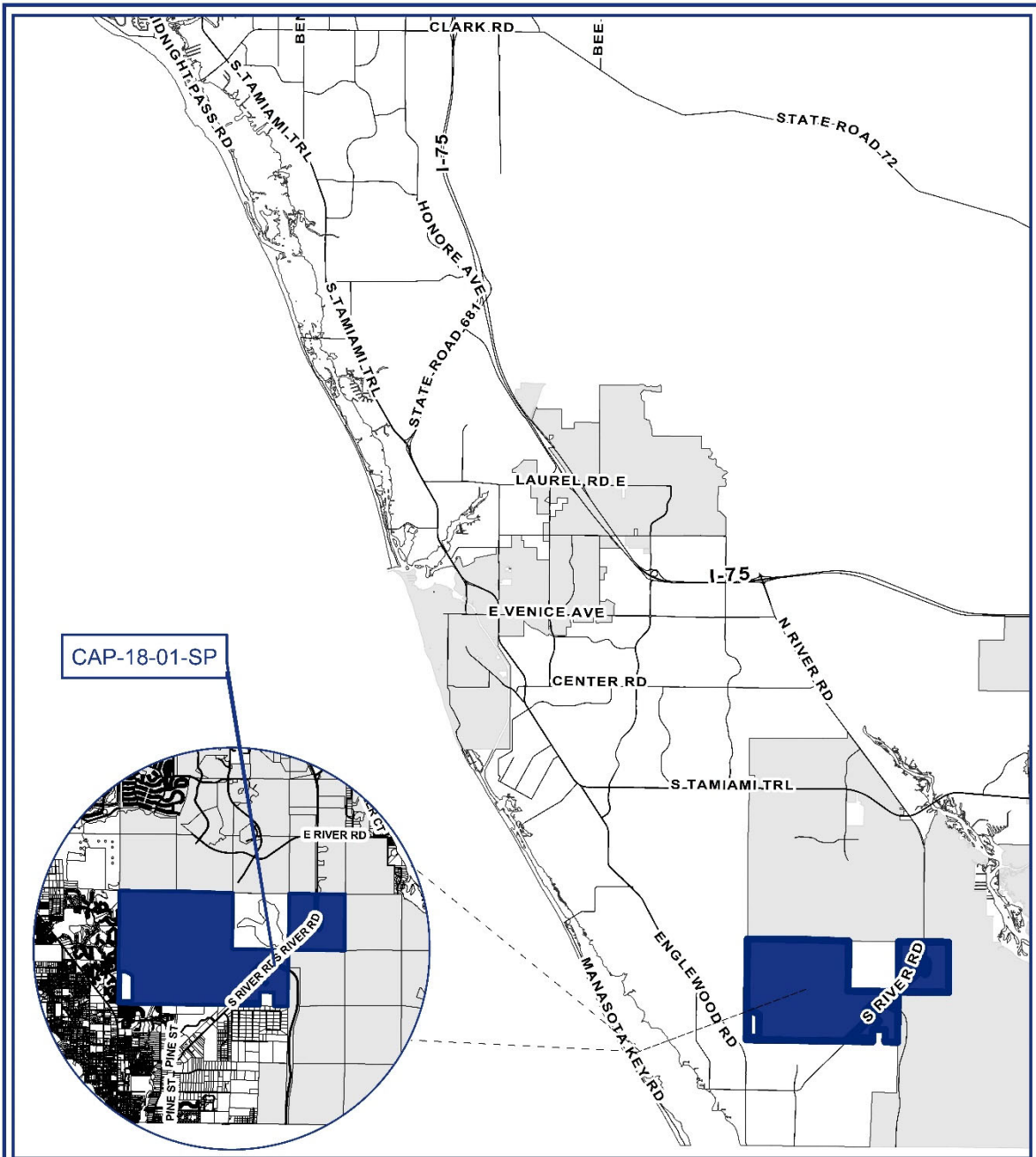


STAFF REPORT



SARASOTA COUNTY COMMISSION PUBLIC HEARING

CAP-18-01-SP

CRITICAL AREA PLAN (CAP) 18-01-SP

April 21, 2021

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APPENDIX B – SECOND NEIGHBORHOOD WORKSHOP

APPENDIX C – APPLICANT’S EXECUTIVE SUMMARY/INTRODUCTION

APPENDIX D – COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

APPENDIX E – CORRESPONDENCE IN SUPPORT / OPPOSITION

APPLICATION SUMMARY

The Winchester Ranch at Wellen Park Critical Area Plan (CAP) is a privately initiated plan proposing the development of approximately 3,660 acres with 8,999 residential units, 100,000 square feet of commercial/office, 100,000 square feet of industrial/office, and other associated, uses. The proposed CAP is a southern extension of, and will be integrated into, the existing West Villages development located in the City of North Port. As indicated in Figure 1, it is also within the West Villages Improvement District, a special taxing district authorized under State law to plan, finance, construct, operate and maintain public infrastructure.

The purpose of the CAP program is to plan for critical areas of concern and provide information for evaluating future development proposals to ensure consistency with the Comprehensive Plan. CAPs are intended to provide a bridge between the general characteristics of the Comprehensive Plan and the specific nature of development orders and permits issued, pursuant to the County's land development procedures. This CAP will serve as a master development plan for the Winchester Ranch at Wellen Park development.

The purpose of the proposed CAP, in part, is to allow development of lands designated on the Future Land Use Map (FLUM) as Rural (1 unit/5 acres) and Semi-Rural (1 unit/2 acres) at a density of 1.99 units/acre. The applicant for this CAP obtained approval of Comprehensive Plan Amendment (CPA) No. 2015-B in December of 2015, creating Future Land Use (FLU) Policies 3.1.5 and 3.1.6.

FLU Policy 3.1.5 provides that lands within the Future Urban Service Area (the

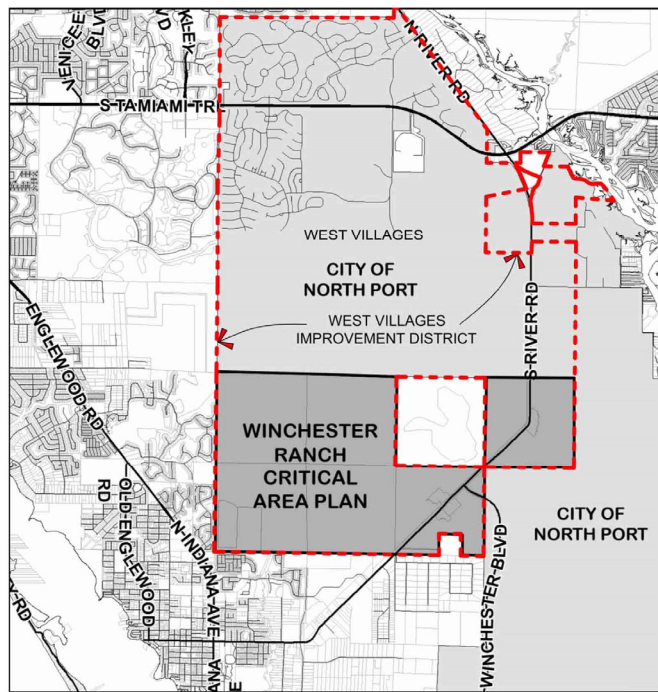


Figure 1

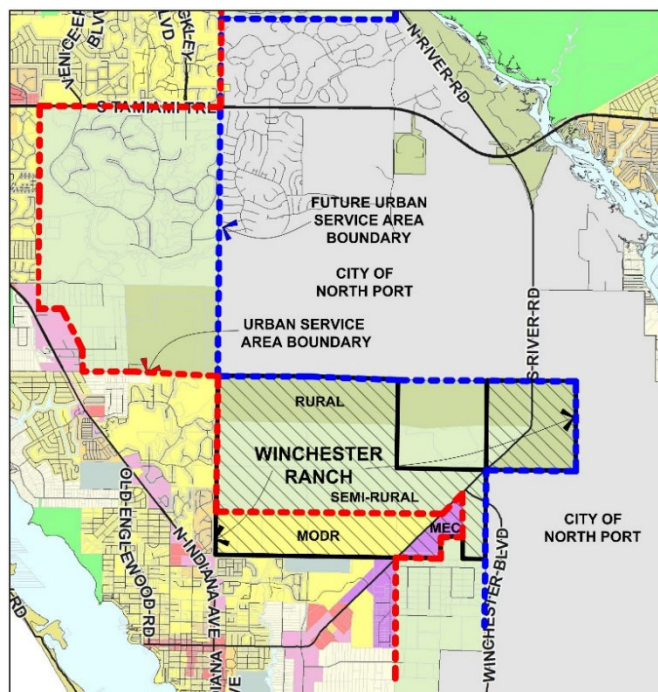


Figure 2

area between the Urban Service Boundary and the Future Urban Service Boundary) may be developed with a residential density of up to 1.99 units where a CAP is approved for such lands. As indicated in Figure 2, approximately 2,882 of the 3,660 acres of the proposed CAP is within the Future Urban Area and designated Rural and Semi-Rural.

Policy 3.1.6 provides that the residential densities of the areas in the Urban Service and Future Urban Service areas may be blended within the area of the CAP. Approximately 778 acres of the proposed CAP is within the Urban Service Area boundary and designated either Moderate Density Residential or Major Employment Center.

Though all the subject property will require change of zoning prior to development, no rezone applications are filed concurrently with this CAP. The property will likely be rezoned in phases as the property develops over the projected 55-year buildout.

Based on The Map Series, Conditions for Development Approval and analysis contained in this report, the staff finds that the proposed Winchester Ranch at Wellen Park CAP is consistent with the policies of the Comprehensive Plan, and staff recommends approval.

The Applicant's Executive Summary and introduction is provided in Appendix C.

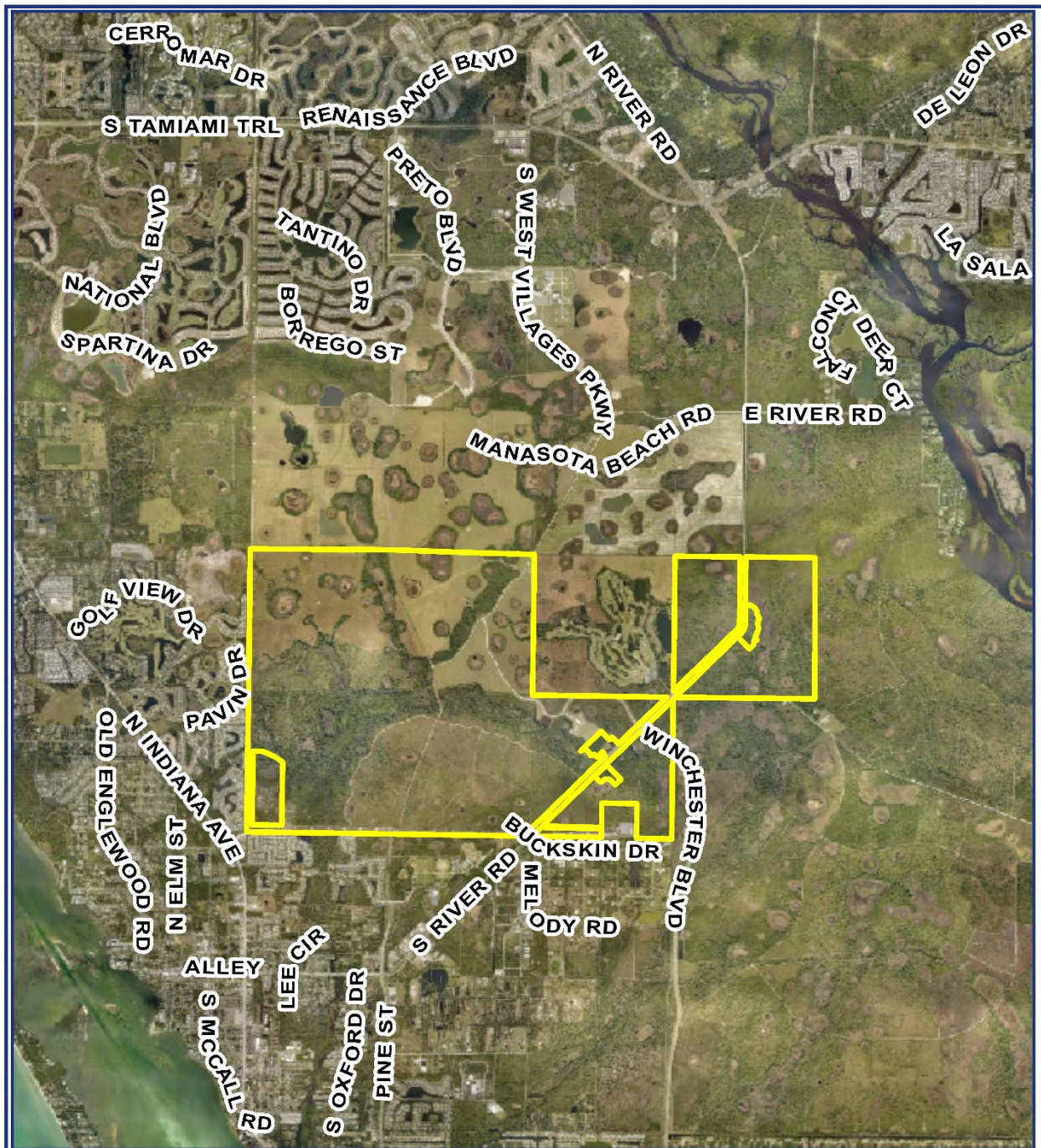
PROJECT NAME	Winchester Ranch at Wellen Park, Critical Area Plan (CAP)
STAFF	Steve Kirk, Planner III
AGENT	John Luczynski, Vice President, Winchester Florida Ranch, LLLP
OWNER	Winchester Florida Ranch, LLLP
CONTRACT PURCHASER	NA
PROJECT LOCATION	East and West of River Road, South and West of the City of North Port
ACREAGE/SIZE	3,660 acres
PUBLIC ROAD FRONTAGE/ACCESS	River Road, Winchester Boulevard
EXISTING	
USE	Vacant, Agricultural Grazing/Timber/Silviculture
FUTURE LAND USE (FLU)	Rural, Semi-Rural, Moderate Density Residential, Major Employment Center
IMPLEMENTING ZONE DISTRICTS	Various
ZONING	OUR and OUE-1
PROPOSED	
USE	Residential, Retail, Office, Industrial
FUTURE LAND USE (FLU)	No Change
IMPLEMENTING ZONE DISTRICTS	RSF/PUD, PCD, CG
ZONING	No Change
RESIDENTIAL UNITS	8,999
COMMERCIAL/OFFICE	100,000 Square Feet
INDUSTRIAL/OFFICE	100,000 Square Feet

MAP SERIES

Aerial.....	Pg. 4
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Critical Area Plan Map Series (Index Map Series)

Figure 1 - Boundary Map.....	Pg. 6
Figure 2 - Future Land Use Plan.....	Pg. 7
Figure 2 - Future Land Use Plan Notes and Table.....	Pg. 8
Figure 3 - Transportation Infrastructure Plan	Pg. 9
Figure 4 - Environmental Features.....	Pg. 10



 CAP-18-01-SP

2020 Aerial

CRITICAL AREA PLAN (CAP) 18-01-SP

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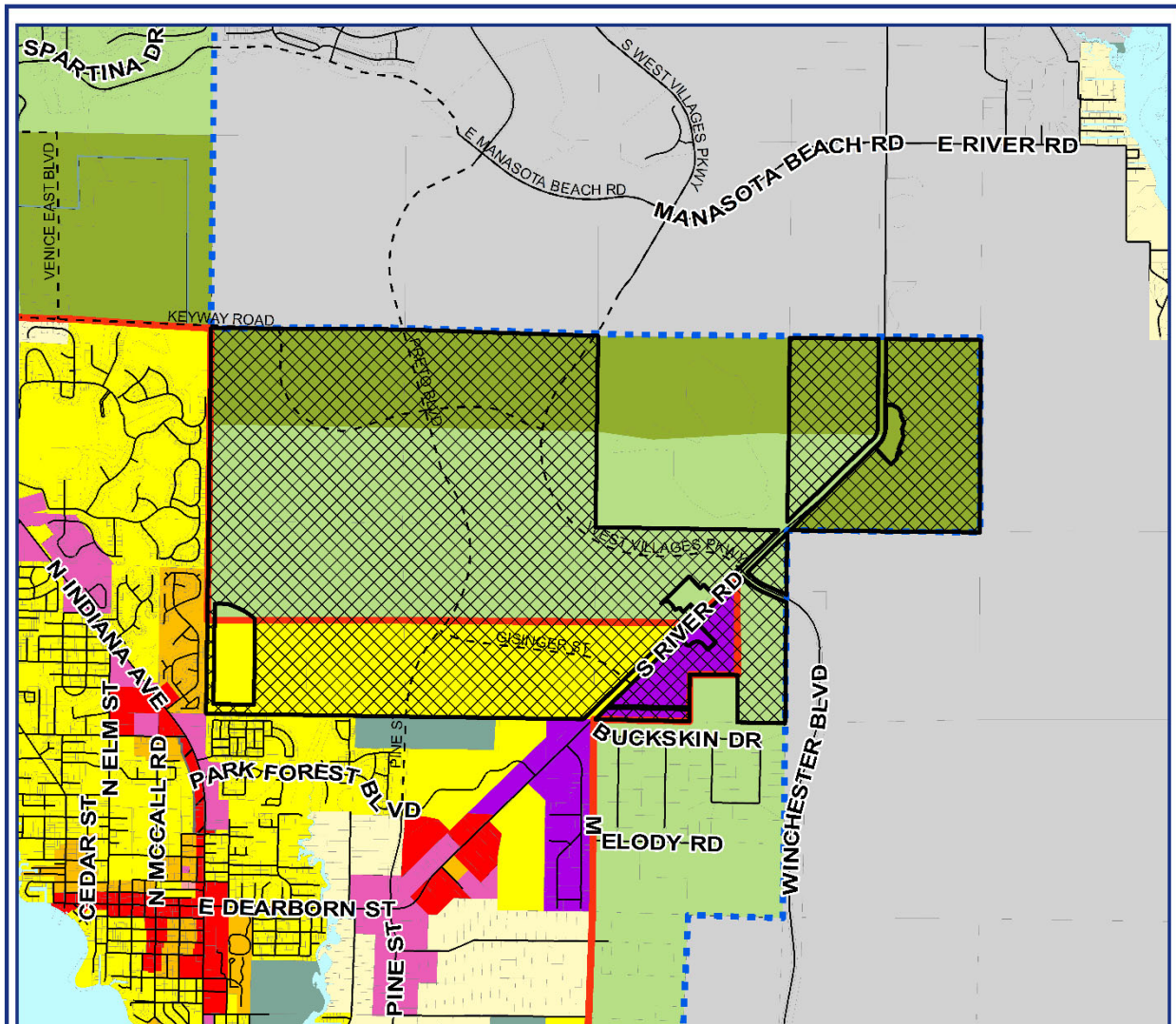
Aerial Imagery Provided by Pictometry International:
Sarasota County, FL

January 2020

4" Resolution

N.A.D. 1983 HARN State Plane Florida West FIPS 0902 (U.S. Survey Feet)

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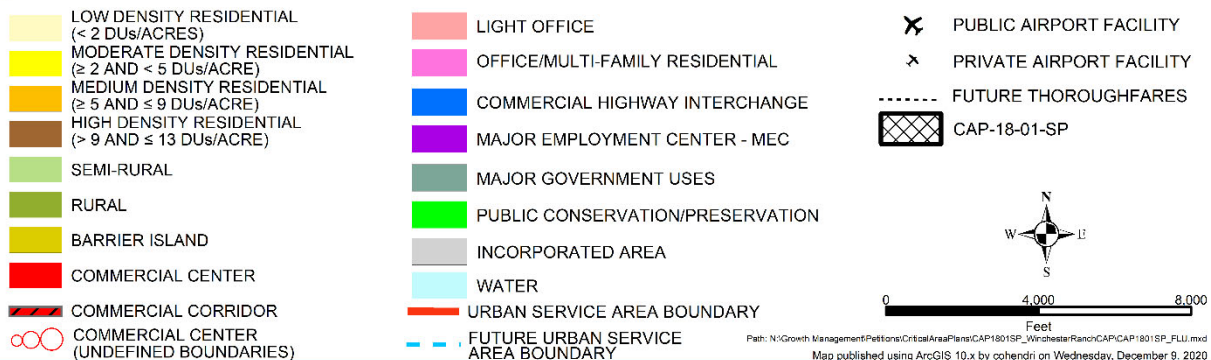


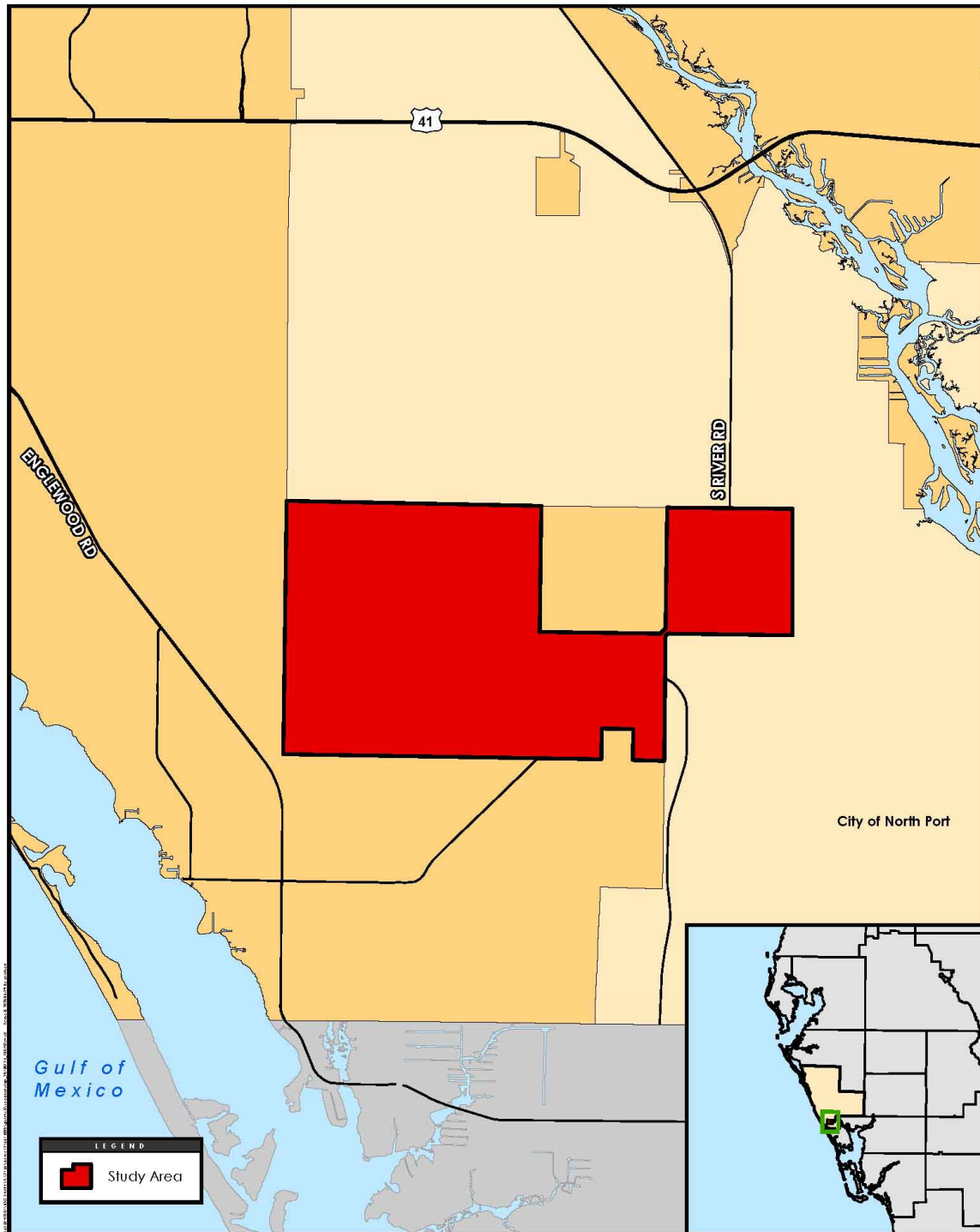
FUTURE LAND USE DESIGNATION CRITICAL AREA PLAN (CAP) 18-01-SP

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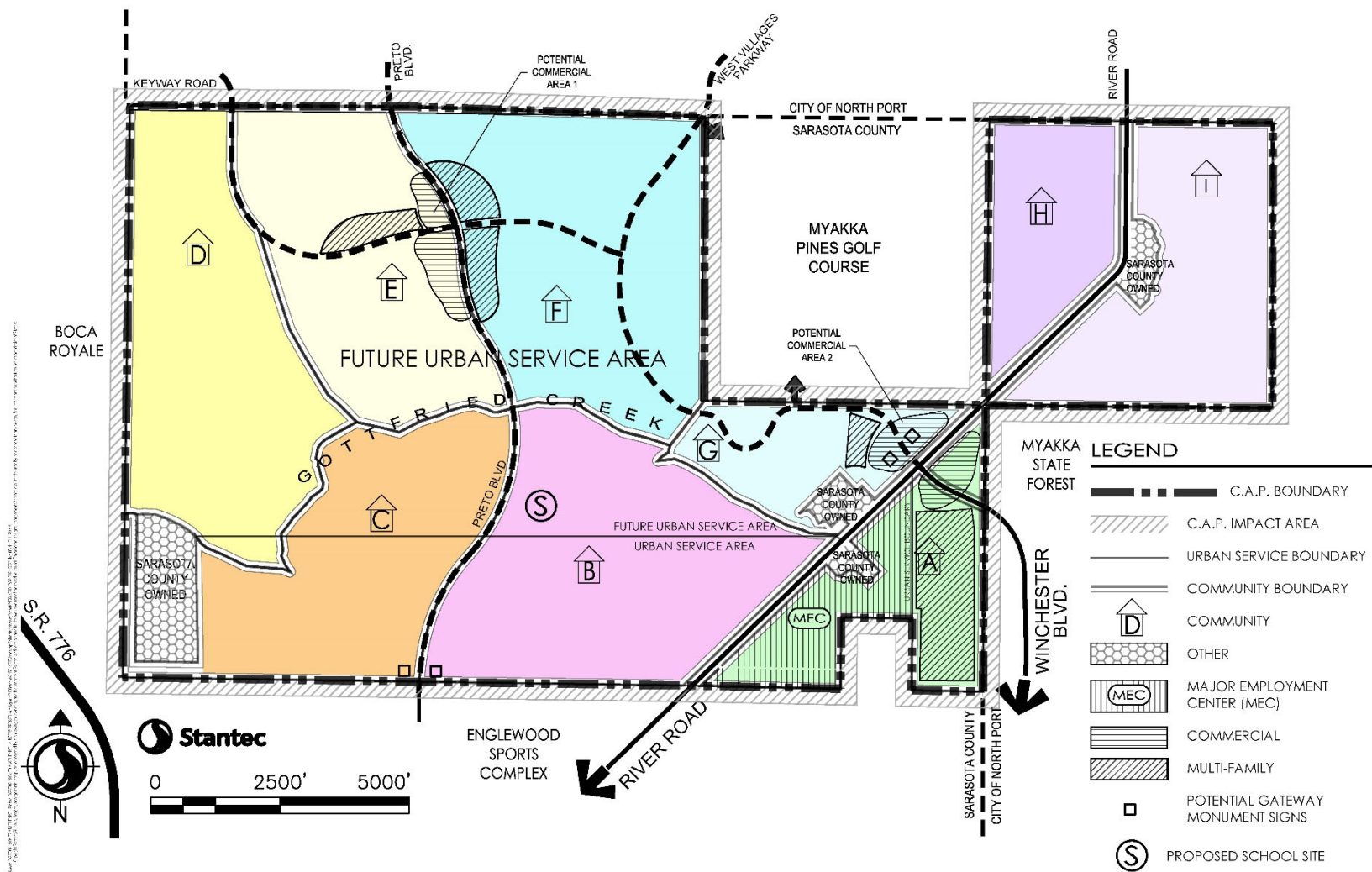
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NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENT OF THE SARASOTA COUNTY COMPREHENSIVE PLAN AS ADOPTED BY SARASOTA COUNTY ORDINANCE NO. 89-18, AS THE SAME MAY BE AMENDED FROM TIME TO TIME. THE BOUNDARIES OF LAND USE DESIGNATIONS, WHERE THEY HAVE BEEN ESTABLISHED, MAY BE REVIEWED AT SARASOTA COUNTY PLANNING SERVICES, 1660 RINGLING BOULEVARD, SARASOTA, FLORIDA.





INDEX MAP SERIES: FIGURE 1 BOUNDARY MAP
Winchester Ranch at Wellen Park Critical Area Plan, Sarasota County, Florida



NOTES:

1. COMMUNITY BOUNDARIES AND ACREAGE DEPICTED ON THE FUTURE LAND USE PLAN MAP SERIES ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE REZONING PROCESS.
2. THE AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL USES WITHIN EACH COMMUNITY ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE REZONING PROCESS.
3. COMMUNITIES OUTSIDE OF THE URBAN SERVICE AREA THAT ARE PROXIMATE TO NON-RESIDENTIAL DEVELOPMENT MAY DESIGNATE INDIVIDUAL PARCELS WITH FRONTAGE ON AN ARTERIAL ROAD FOR UP TO NINE (9) DWELLING UNITS PER GROSS ACRE PER FLU POLICY 3.1.6 THROUGH THE REZONING PROCESS.
4. TOTAL RESIDENTIAL UNITS MAY INCREASE IF THE MAJOR EMPLOYMENT CENTER (MEC) IS REZONED AT A FUTURE DATE.
5. NON-RESIDENTIAL LAND USE TOTALS SHOWN ARE WITHIN POTENTIAL COMMERCIAL AREA 1 (COMMUNITY E) AND POTENTIAL COMMERCIAL AREA 2 (COMMUNITIES A AND G).
6. THE URBAN SERVICE BOUNDARY SHOWN ON THIS FUTURE LAND USE PLAN DEPICTS ITS LOCATION ON THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP ON THE DATE OF THE WINCHESTER RANCH CAP'S ADOPTION (ORDINANCE NO. 2021-014). IN THE EVENT THE URBAN SERVICE BOUNDARY IS SUBSEQUENTLY MOVED TO INCLUDE ALL OR A PORTION OF THE FUTURE URBAN SERVICE AREA DEPICTED HEREON WITHIN THE URBAN SERVICE AREA, ALL CONDITIONS FOR DEVELOPMENT APPROVAL (EXHIBIT "A") AND THE CRITICAL AREA PLAN MAPS (EXHIBIT "B") SHALL NOT BE AFFECTED AND SHALL BE APPLIED WITHIN THE CAP BOUNDARY UNLESS AMENDED.

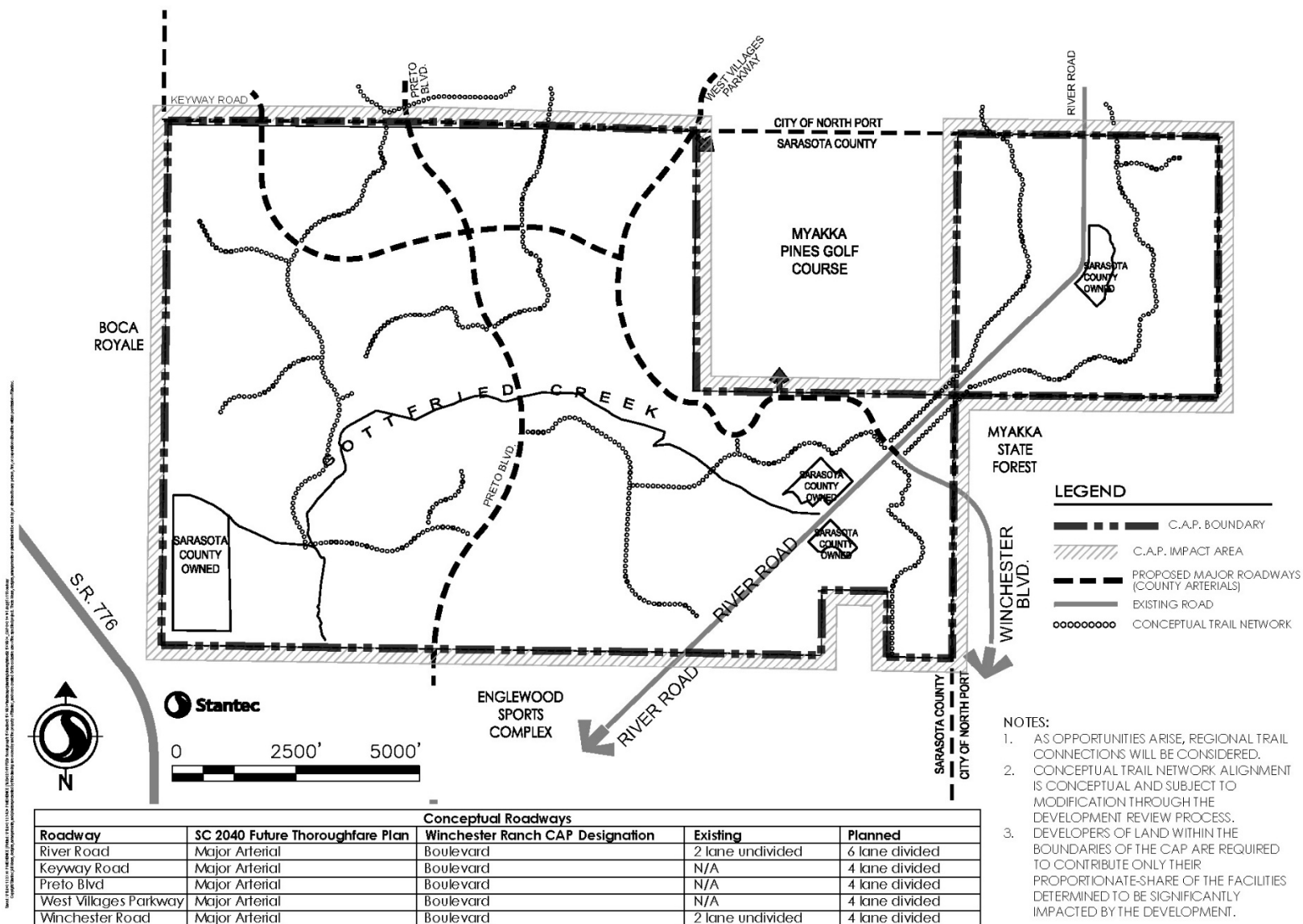
Winchester Ranch Critical Area Plan					
Future Land Use Table					
Communities	Acres ±	Land Use			
		Residential Units		Non Residential	
		Units	Density	Industrial/ Warehouse (SF)	Comm. (SF)
A	256	266	1.99	100,000	45,000
B	570	1,796	3.15		
C	464	1,415	3.05		
D	538	1,103	2.05		
E	462	1,432	3.1		25,000
F	596	1,848	3.1		
G	183	549	3		30,000
H	214	214	1		
I	377	377	1		
Total	3,660	8,999		100,000	100,000
R-O-W, Other	195				
Total CAP	3,855				

INDEX MAP SERIES: FIGURE 2 FUTURE LAND USE PLAN (NOTES AND TABLE) (PAGE 2 OF 2)

Winchester Ranch at Wellen Park Critical Area Plan, Sarasota County, Florida



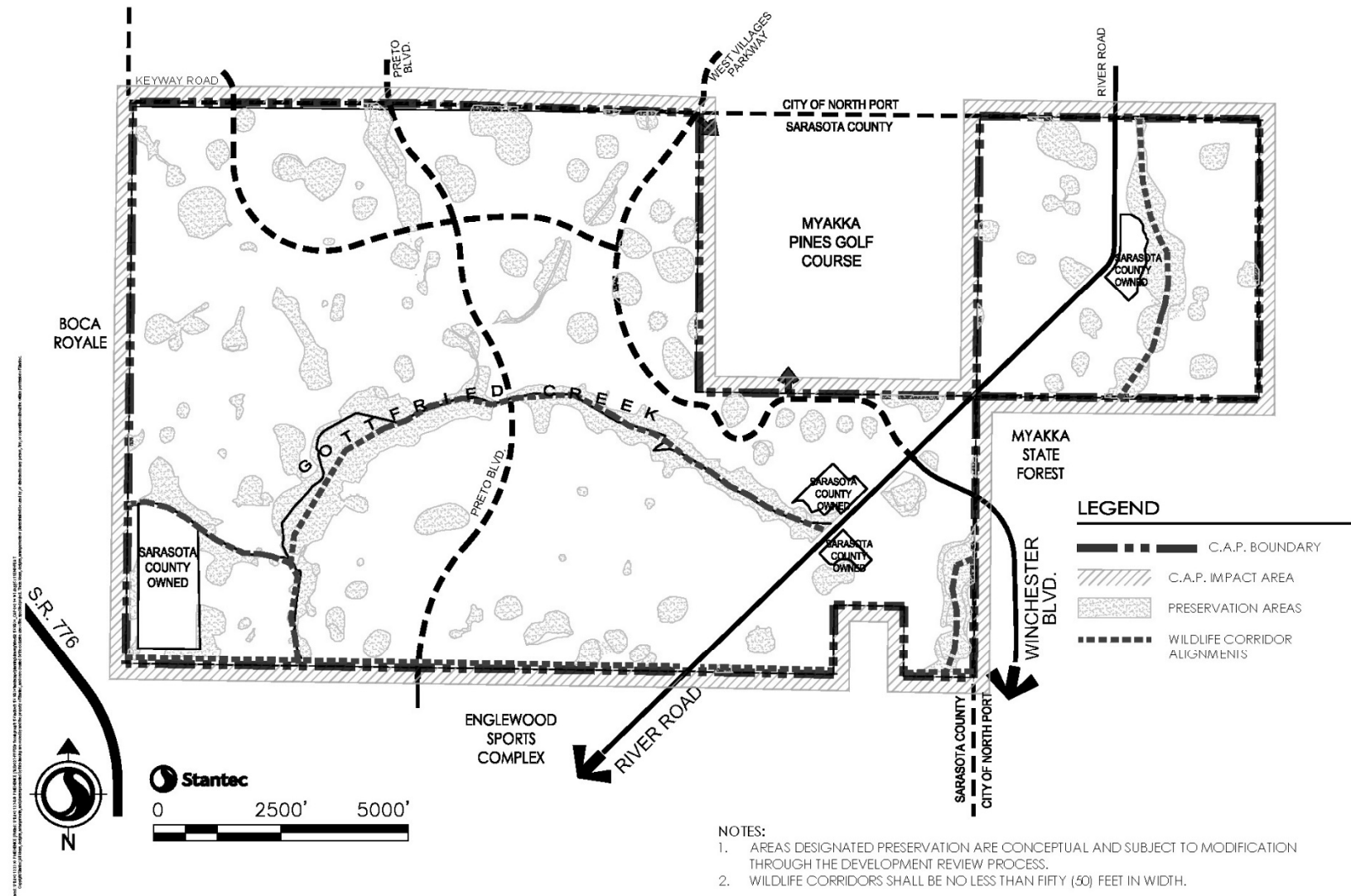
MARCH 23, 2021



INDEX MAP SERIES: FIGURE 3 CONCEPTUAL TRANSPORTATION AND INFRASTRUCTURE PLAN

January 12, 2021

Winchester Ranch at Wellen Park Critical Area Plan, Sarasota County, Florida



January 12, 2021

RECOMMENDED CONDITIONS FOR DEVELOPMENT APPROVAL

General

1. All future development within the Critical Area Plan (CAP) area (i.e., Rezone Petitions, Special Exceptions, Subdivision or Site Development Plans, and Final Subdivision Plats) shall comply with this Winchester Ranch at Wellen Park CAP ("Winchester Ranch CAP").
2. Each Winchester Ranch Community (which may also be referred to as a "Community") shall be rezoned to the appropriate implementing planned district in accordance with Section 124-101, Sarasota County Unified Development Code (UDC).
3. In order to ensure development of residential, commercial, office and industrial uses within the Winchester Ranch CAP is consistent with the Future Land Use Plan (Figure 2) and these Conditions for Development Approval, a Land Use Mix and Tracking Chart, in substantially the same form as attached hereto as Attachment 1, shall be included with each Rezone Petition, Special Exception, Subdivision or Site Development Plan, and Final Subdivision Plat application. As a rezone application may embrace all or a portion of a Community, each rezone application shall, additionally, include an analysis of its consistency with the Winchester Ranch CAP and a master plan depicting how the area that is the subject of the rezone application is consistent with and corresponds with the Future Land Use Plan (Figure 2).
4. To ensure continuity between development within the boundaries of the unincorporated Winchester Ranch CAP and that portion of Wellen Park within the corporate limits of the City of North Port (which unincorporated and incorporated lands, together, comprise all lands within the West Villages Improvement District), rezone applications for planned development districts under Article 7 of the Sarasota County UDC may contain the following modifications to the UDC, as applicable:
 - a. A modification to Article 7, Section 124-101.(b)(1)a.1, UDC, to allow the minimum open space requirement to be 30 percent for planned developments within those portions of the Winchester Ranch CAP that are within the Future Urban Service Area identified on the Future Land Use Plan (Figure 2).
 - b. A modification to Article 7, Section 124-101.(b)(2)b, UDC, to allow the maximum acreage/percentage of commercial for all Planned Unit Developments ("PUDs") within the adopted boundaries of the Winchester Ranch at to be aggregated based upon the total gross acreage of the combined PUDs within the boundary of the Winchester Ranch CAP.
 - c. A modification to Article 7, Section 124-101.(b)(2)e, UDC, to allow commercial uses within Winchester Ranch Communities as designated on the Future Land Use Plan (Figure 2):

- 1) to permit internal commercial development within a PUD to be located adjacent to arterial roadways as shown on the Future Land Use Plan (Figure 2) and the Conceptual Transportation and Infrastructure Map (Figure 3); and
 - 2) to permit internal commercial areas as designated on a binding development concept plan to exceed five acres in size, consistent with the Future Land Use Plan (Figure 2).
- d. A modification to Article 8, Section 124-122.(i)(2), UDC, to ensure that any Winchester Ranch Community under unified control and containing both Major Employment Center (MEC) designated lands and lands within the Future Urban Service Area identified on the Future Land Use Plan (Figure 2) are developed in a cohesive mixed use manner, no landscape buffers shall be required between such lands zoned PCD (that is, the MEC lands) and PUD (that is, lands within the Future Urban Service Area identified on the Future Land Use Plan (Figure 2)), when embraced in a single rezone application made subject to a unified Development Concept Plan;
 - e. A modification to Article 8, Section 124-125(b)(2), UDC, to permit the construction of community/subdivision perimeter walls with a maximum height of up to ten (10) feet, exclusive of any berm; and
 - f. A modification to Article 11, Section 124-215 (a)(1)k, UDC, may be approved to permit community (gateway monument) signs to be constructed at locations designated on the Future Land Use Plan (Figure 2) with the following limitations:
 - 1) The maximum height shall be twenty-five (25) feet
 - 2) The maximum area shall be one hundred and twenty (120) square feet.

Historic Preservation

5. A preservation and/or mitigation plan shall be developed for archaeological site 8SO6585, located within Section 18, Township 40 South, Range 20 East, prior to development within 100 feet of the boundaries of such archaeological site. The preservation and/or mitigation plan should be developed by a professional archaeologist meeting the U.S. Secretary of the Interior's Standards and done in consultation with the Sarasota County Department of Historical Resources and the Florida Division of Historical Resources.
6. Future applications are subject to review under SC Code Chapter 66, Sec. 66-73 (a) and (b) and the standard Fortuitous Finds Statement under Sec. 66-81 is in effect during all activities.

Environmental Systems

7. Any future proposed impacts to preservation/conservation areas for this Winchester Ranch CAP shall be consistent with the Comprehensive Plan's Principles for Evaluating Development Proposals in Native Habitats and subject to the review and approval by the County through the development review process and shall not be deemed inconsistent with the Winchester Ranch CAP. All wetland and habitat

delineations shown on the Environmental Features Map (Figure 4) shall be considered approximate and subject to formal delineation efforts conducted as part of future rezonings and permitting processes.

8. Additional listed species surveys will be conducted concurrent with future rezoning applications and coordinated directly with Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS), as appropriate. Sarasota County shall be provided copies of all relevant correspondence exchanged with FWC and USFWS as part of any rezoning application for lands included in such listed species surveys.
9. Owners of those portions of Winchester Ranch Communities located within two (2) miles of any County or state maintained natural area, shall cause to be recorded in the Public Records of Sarasota County, Florida, a Notice of Proximity to said County or state maintained natural area, which shall be in substantially the same form as attached hereto as Attachment 2. The Notice shall contain a legal description of the Owner's property, be recorded at the time of the recording of each final plat or condominium plat survey, and its recording information shall be set forth on such plat.
10. Winchester Ranch Communities shall designate minimum 50-foot wide wildlife corridors consistent with the Wildlife Corridor Alignments reflected on Environmental Features Map (Figure 4). Roadway and other infrastructure crossings of any wildlife corridor shall accommodate provisions for the movement of large aquatic vertebrates such as otters and alligators.

Stormwater

11. Future development within the Lemon Bay watershed shall demonstrate consistency with the Lemon Bay Watershed Management Plan.
12. Future development within the Lower Myakka River watershed shall demonstrate consistency with the Lower Myakka River Basin Master Plan.

Parks and Recreation

13. Each Winchester Ranch Community shall incorporate private recreational amenities for use by its residents (e.g., fitness center, court games and/or field sport facility, open play field, playground, dog park, community garden, passive recreation area, private recreational trails). A private recreational amenity must be constructed within each separate residential subdivision (for single family residential units) or residential site and development plan (for multifamily residential units) prior to or concurrent with the issuance of a certificate of occupancy for the 100th residential unit within such separate residential subdivision or site and development plan. Cumulatively, the private recreational amenities within each Community shall be equal to at least 1% of such Community's gross acreage. The majority of the residential units within a Community shall be within 1/3 mile of at least one such private recreational amenity or one access to the public recreational trail system, described in Condition 14, below.
14. In addition to the private recreational amenities described in Condition 13, a public recreational trail system shall be provided in substantial accordance with the alignment of the "Conceptual Trail Network"

shown on the Conceptual Transportation and Infrastructure Plan (Figure 3). The entire public recreational trail system shall be open to and available for use by the public and shall comply with the applicable provisions of the Americans with Disabilities Act. Each segment's width and surface material shall be determined as part of the applicable preliminary subdivision plan or site and development plan, giving consideration to the type of trail (e.g., natural surface trail or shared use path), context (conditions and nature of the area traversed), and allowed uses on the trail, in accordance with the Sarasota County Trails Master Plan. Natural surface trails provided in areas of native habitat shall be six feet in width but may widen to up to 12 feet for passing areas and boardwalk trails. The public recreational trail system segment(s) within each Community shall be included within the first preliminary subdivision plan or site and development plan filed for such Community and constructed concurrently with the other infrastructure shown on such plans. Private sidewalks and private recreational trails internal to neighborhoods comprising a Community shall provide at least one access point to the public recreational trail system. Such neighborhood access points to the public recreational trail system may be gated.

15. The first preliminary subdivision plan or site and development plan filed for development within Community B shown on the Future Land Use Plan (Figure 2) shall include an analysis of the feasibility of providing a public pedestrian trail to Community B's southern boundary to facilitate access to the Sarasota County Englewood Sports Complex. Such pedestrian trail connection may be provided as appurtenant to Preto Boulevard shown on the Conceptual Transportation and Infrastructure Plan (Figure 3).
16. Upon issuance of the certificate of occupancy for the 3,600th dwelling unit within the boundaries of the Winchester Ranch CAP, the property owner will make a parcel available to the County for a County-owned and operated park or recreational facility ("Park Site"). The Park Site shall be in a location mutually agreeable to the County and property owner. The Park Site may take the form of land within Community B immediately adjacent to the Englewood Sports Complex to serve as an addition to that Sarasota County facility, which has access from River Road and a future Preto Boulevard/Pine Street. If, however, the Park Site is located elsewhere within the Winchester Ranch CAP Area, it shall have an improved legal access to the public roadway network built to the Park Site. The property owner shall receive consideration in an amount equal to the average of two appraisals of the value of the Park Site at the time of conveyance. In no event shall the consideration be less than the per acre purchase price for the acreage containing the Park Site paid by the then-owner (if other than the "property owner" referenced in this Ordinance). After the size, location and value of the Park Site have been established, the County, can elect, at its absolute and sole discretion, whether to move forward with the acquisition of the Park Site. If the County elects to move forward with acquisition of the Park Site, the County and property owner shall enter into an agreement in a form acceptable to the County Attorney. Any consideration paid by the County for the Park Site shall be impact fee credit from the South County Park Impact Fee District, cash, or combination of impact fee credit and cash. If the Park Site contemplated by this condition is acquired by the County elsewhere (outside the boundaries of the Winchester Ranch at Wellen Park CAP) or if the County determines it does not need the Park Site, for any reason, then this condition shall be deemed met and the property owner shall have no obligation to provide the Park Site described herein.

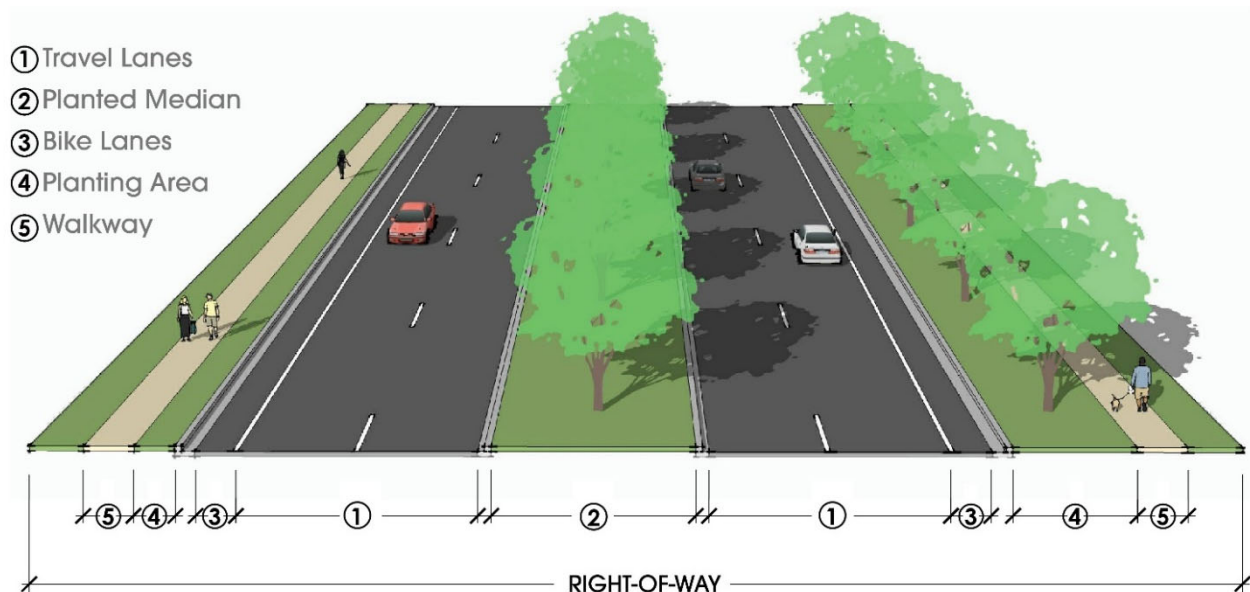
Transportation

17. The alignment of County arterials on the Winchester Ranch Conceptual Transportation and Infrastructure Plan (Figure 3) are conceptual and may be modified through the rezone and/or development review process.
18. The construction or reconstruction of County Arterials within the Winchester Ranch CAP Study Area (Figure 1) should adhere to the following roadway design standards:

Arterial Roadways

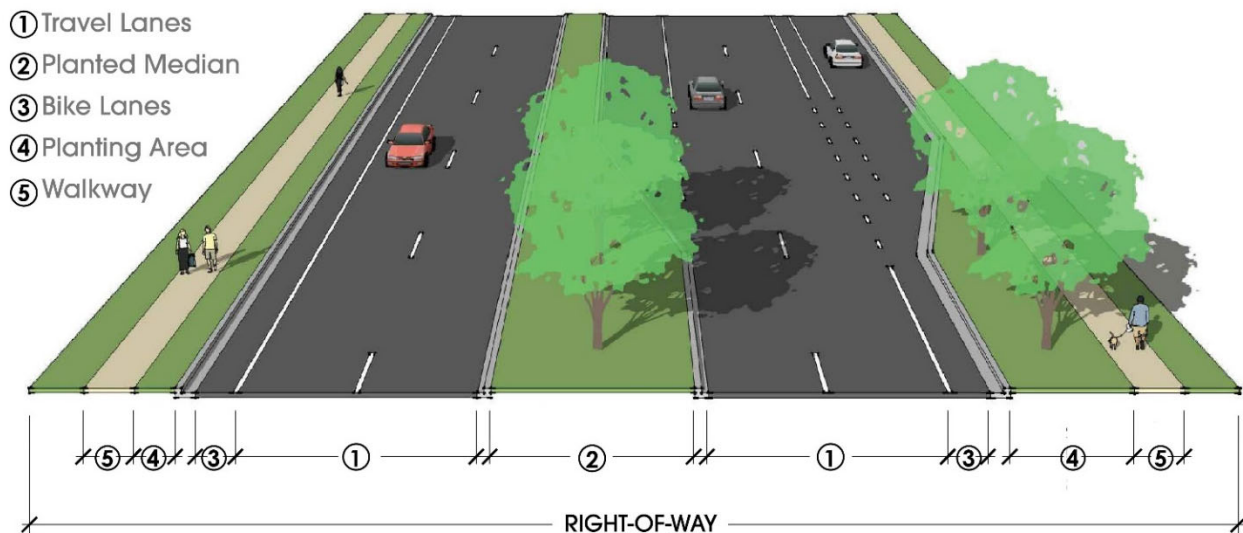
- a. **Option 1.** Arterials may be constructed as a 2 or 4 lane divided thoroughfare. The major arterials shown on the Winchester Ranch CAP Conceptual Transportation and Infrastructure Map (Figure 3) include Preto Boulevard, West Villages Parkway and Keyway Road.

Target Speed:	35-45 miles per hour
Travel Lane Width:	11-12 feet
Turn Lane Width:	10-12 feet
Bike Lane Width:	7'
Median Width:	15'
Right of Way:	100' minimum, no maximum



- b. **Option 2.** With turn lanes. Arterials may be constructed as a 2 or 4 lane divided thoroughfare. The major arterials shown on the Winchester Ranch CAP Conceptual Transportation and Infrastructure Map (Figure 3) include Preto Boulevard, West Villages Parkway and Keyway Road.

Target Speed:	35-45 miles per hour
Travel Lane Width:	11-12 feet
Turn Lane Width:	10-12 feet
Bike Lane Width:	7'
Median Width:	15'
Right of Way:	100' minimum, no maximum



Notwithstanding the standards contained in this condition, property owners shall construct only those roads, and with such configurations and lanes, as necessary to serve Communities within the Winchester Ranch CAP Area.

19. Any additions, deletions or changes to the alignment of future thoroughfare roadways on the Transportation and Infrastructure Map (Figure 3) shall not be deemed inconsistent with the Winchester Ranch CAP. Final ordinances adopting changes to the thoroughfare roadways within the boundaries of the Winchester Ranch CAP will be used to amend this Winchester Ranch CAP by reference.
20. Future rezoning applications shall be coordinated with Sarasota County Area Transit (SCAT) to establish the timing and location of transit service. If SCAT provides transit service within or adjacent to a Winchester Ranch Community prior to its development, the property owner/developer shall construct an ADA compliant bus stop pad and shelter and bicycle racks. The director of SCAT may approve a waiver of these provisions if it is clearly demonstrated that there is no reasonable means of providing transit services to the development.

Land Use

21. In accordance with FLU Policies 3.1.5 and 3.1.6, a maximum of 8,999 residential dwelling units may be developed within the adopted boundaries of the Winchester Ranch CAP as shown on Figure 2 of the Index Map Series. Consistent with FLU Policy 3.1.6, within the Winchester Ranch CAP Area, the residential densities of the lands within the Future Urban Service Area identified on the Future Land Use Plan (Figure 2) and the lands in the Urban Service Area may be blended.

Notwithstanding the maximum number of residential dwelling units shown on Figure 2 of the Index Map Series, additional residential densities may be permitted within Winchester Ranch Communities where specifically provided for by policy in the Sarasota County Comprehensive Plan, including, but not limited to, High Density Residential development (13 units/gross acre) approved within Major Employment Center designated lands, pursuant to FLU Policy 1.2.14, provided that the residential use is part of a mixed-use development.

22. Commercial uses may be developed within the boundaries of the Winchester Ranch CAP consistent with the Future Land Use Plan (Figure 2) as follows:
- a. Neighborhood-scale commercial development within “Potential Commercial Area 1” shall be established as part of a planned district rezoning consistent with FLU Policy 2.5.5 of the Comprehensive Plan and in accordance with Section 124-101, UDC.
 - b. Village-scale commercial development within “Potential Commercial Area 2” shall be established as an amendment to the Comprehensive Plan’s Future Land Use Map designating such area as a Commercial Center with defined boundaries and a concurrent rezoning to a consistent, implementing commercial zone district consistent with FLU Policies 1.3.9 and 2.5.3.
23. As part of the rezoning of Winchester Ranch Communities, the Future Land Use Plan (Figure 2) shall be updated by reference to incorporate and identify the approved Winchester Ranch at Wellen Park Community.

School Board

24. A “Proposed School Site” is identified within Community B on the Future Land Use Plan (Figure 2) for the benefit of the School Board which shall consist of 60 net buildable acres for a K-8 school. If the School Board should determine the “Proposed School Site” is, instead, needed for an elementary school, then the site’s acreage can be reduced to 30 net buildable acres.
25. If the School Board determines a need for either a K-8 school or elementary school, a survey and legal description for the “Proposed School Site” shall be provided to the School Board more particularly identifying its location that is agreeable to the School Board and property owner and consistent with the requirements of these School Board Conditions. The “Proposed School Site” shall not be located within the 100-year flood plain or within 600 feet of any FPL transmission right of way. Once developed with a

completed school, the “Proposed School Site” shall be directly accessible to a completed public road and served by adequate public utilities ready to serve the site.

26. The Land Use Mix and Tracking Chart filed with each rezone application for lands within the Winchester Ranch CAP as required by Condition 3, above, shall be provided to the School Board to assist it with the school capacity analysis and assessing the need for the “Proposed School Site.” The Land Use Mix and Tracking Chart shall include the total number of single family units and multifamily units approved through rezoning and the total number constructed as evidenced by issuance of certificates of occupancy.
27. If the School Board determines a need for the “Proposed School Site” in connection with its review of a rezone application for lands within the Winchester Ranch CAP, the School Board and property owner will enter into an agreement for it to be conveyed to the School Board. Such agreement shall provide for the School Board to pay fair market value for the “Proposed School Site” established at the time of conveyance, which amount the School Board shall provide as cash, impact fee credit or combination of cash and impact fee credit. The process for establishing the fair market value shall be in accordance with the legal requirements applicable to the School Board.
28. If the need for the “Proposed School Site” has not been determined and, thus, it has not been conveyed at 50% of the buildout of the approved residential dwelling units within the Winchester Ranch CAP, the School Board and property owner shall reevaluate the need for a K-8 or elementary school. The reevaluation may result in the School Board determining its need for the “Proposed School Site;” the School Board and property owner agreeing to a different location within the Winchester Ranch CAP; or the School Board determining there is no need for a school within the Winchester Ranch CAP.
29. If the “Proposed School Site” identified within Community B on the Future Land Use Plan (Figure 2) is determined to not be needed by the School Board pursuant to these School Board Conditions, then it may be developed with any other use permitted under the terms of this CAP and Sarasota County Unified Development Code.

Air and Water Quality

30. The need for developer-sponsored ambient water quality monitoring shall be assessed in conjunction with each Rezone Petition. Any such monitoring shall be initiated prior to commencing development within the area embraced by the Rezone Petition.

Fire/EMS

31. The Winchester Ranch CAP Area (which represents the unincorporated, southernmost portion of the West Villages Improvement District) is provided fire protection by the Englewood Area Fire Control District (the “Fire District”) and emergency medical services (“EMS”) by the County. The City of North Port (the “City”) provides fire protection and EMS to the entire northern portion of West Villages Improvement District which is within its corporate limits. The property owner has coordinated with the City the timing and method for providing City fire station sites within the incorporated portion of Wellen

Park so that fire protection and EMS are in place to serve new development as it occurs. This is memorialized in the "West Villages Developer Agreement," recorded in Official Records Instrument # 2020042302, Public Records of Sarasota County, Florida, which, among other things, requires the preparation of a "Future Fire Study," as defined therein. The scope of the "Future Fire Study" will include the lands within the Winchester Ranch CAP Area and will be coordinated with the Fire District and County.

The Fire District and County have identified a potential future need for a fire station site within the Winchester Ranch CAP Area to collocate their respective services; specifically, a 2.5-acre parcel, directly accessible to a completed public road, and served by adequate public utilities ready to serve the site once developed with a completed fire station ("Fire Station Site").

32. If the Fire District and County determine a need for the Fire Station Site in connection with their review of a rezone application for lands within the Winchester Ranch CAP Area processed before completion of the "Future Fire Study," they and property owner will enter into an agreement for it to be conveyed. A survey and legal description for the Fire Station Site shall be provided to the Fire District and County more particularly identifying its location that is agreeable to the parties and consistent with these Fire/EMS Conditions. Such agreement shall provide for County and Fire District to pay fair market value for the Fire Station Site established at the time of conveyance, which amount shall provided to property owner as cash, impact fee credit or combination of cash and impact fee credit. The process for establishing the fair market value shall be in accordance with the legal requirements applicable to the Fire District and County.
33. If the need for the Fire Station Site has not been determined in connection with the processing of a rezone application for lands within the Winchester Ranch CAP Area and, thus, the Fire Station Site has not been conveyed, the Fire District, County and property owner shall evaluate its need in connection with the "Future Fire Study" to be conducted under the "West Villages Developer Agreement." If the Fire Station Site is determined to be needed as a result of such study, it shall be conveyed pursuant to the process described in Condition 32, above.
34. If the Fire Station Site contemplated by these Fire/EMS Conditions is acquired by Fire District and County elsewhere (outside the boundaries of the Winchester Ranch CAP) or if the Fire District and County determine they do not need the Fire Station Site, for any reason, then these Fire/EMS Conditions shall be deemed met and the property owner shall have no obligation to provide the Fire Station Site described herein.

ATTACHMENT 1 - LAND USE TRACKING CHART

[illegible]

Maximum Development permitted within CAP as of
2020-06-01

8,999

Remaining CAP Units available

8,999

Note: 1 Includes only that development for which a Certificate of Occupancy (CO) has been issued.

ATTACHMENT 2 - NOTICE OF PROXIMITY

NOTICE OF PROXIMITY TO _____

This Notice dated this _____ day of _____, 20____, and entered into the public record by _____, as owner of the property described as follows:

[Insert or attach metes and bounds description of subject property or provide reference to recording information for plat being concurrently recorded within Notice] (hereinafter the "Property")

WHEREAS, it is the intent of this Notice to make known that the Property is located in close proximity to the property known as the _____.

WHEREAS, it is further the intent of this Notice to advise purchasers of all or a portion of the Property, that it is in close proximity to the _____.

NOW, THEREFORE, the general public and those parties specifically purchasing all or a portion of the Property are hereby notified that:

1. The Property is located in close proximity to the _____.
2. This Notice is to further advise such potential purchasers that its proximity to _____ may result in said purchasers being affected by: continuing current resource management practices to include, but not be limited to, ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of _____.
3. The nature and extent of the effects of the operations of the _____ which shall include all management practices as contained within the approved management plans for the _____ which may be amended from time to time.
4. All property owners which take title to all or a portion of the Property shall be deemed to have constructive knowledge of this Notice due to its recordation in the Public Records of Sarasota County, Florida, and further shall be deemed to have consented to said resource practices, including ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery and other practices as may be deemed necessary for the proper management of the _____.

IN WITNESS WHEREOF, the owners have hereunto set their hands and seals this _____ day of _____, 20____.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an office duly qualified to take acknowledgments, personally appeared _____ and _____, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 201____.

NOTARY PUBLIC

My Commission Expires:

(NOTARY SEAL)

Critical Area Plans

CAPs are adopted by ordinance and typically contain future land use, or other illustrative maps, and conditions for development approval. The maps delineate the components of development and the conditions must be met by any future development application such as a rezone, site plan or building permit. The term “CAP” refers not only what is adopted by ordinance, but also to the studies, research and documentation compiled or completed in the CAP process. This information is not adopted by a CAP ordinance but is referenced as “supportive material.”

For this CAP that supportive material, prepared by the applicant, is contained in the “Critical Area Plan Support Document,” Appendix B of this report. This document contains detailed information and analysis on subjects relevant to the CAP, including land use, transportation, stormwater, utilities, environment and community services. The Critical Area Plan Support Document also contains Resolution No. 2018-184 approving the Boundary and Scope of Work for the CAP as required by the Critical Planning Regulations.

If approved this CAP, will be adopted by an ordinance that will contain the Maps Series (Index Maps) pages 6 through 10 of this report, and the Conditions for Development Approval, pages 11 through 20.

Figure 2 - Future Land Use Plan

As indicated on Map Series Figure 2 - Future Land Use Plan, (pgs. 7 & 8), the CAP is divided into 9 “Communities” labeled “A” through “I” that are generally defined by thoroughfares and environmental features. The second page of the plan includes a table indicating the number of residential units and the amount of commercial or industrial development in each Community. The total number of residential units (8,999) is derived from the Moderate Density Residential (MODR) FLU designation and the provisions of FLU Policy 3.1.5 regarding the Future Urban area.

MODR	4.99 du/ac	x	654 acres	=	3,264 units
Policy 3.1.5	1.99 du/ac	x	2,882 acres	=	5,735 units
Total Units					8,999 units

The detailed design or plan for each Community will be determined through the Planned Unit Development (PUD) rezoning process and may contain a variety of housing types. Specific locations for multi-family development are shown in Communities A, E, F and G, consistent with the density blending provisions of FLU Policy 3.1.6. Each PUD will have a binding plan and be developed consistent with the requirements of the Unified Development Code (UDC), recognizing environmental features, and addressing the requirements for recreational facilities and the trail system included in the proposed Conditions for Development Approval.

Also shown in Figure 2 - Future Land Use Plan are two “potential commercial” areas, and the Major Employment Center (MEC) area that coincides with the MEC designation on the Comprehensive Plan FLUM.

The Potential Commercial Area 1 indicated on Figure 2 - Future Land Use Plan and located in the interior of the development, may be established as provided in the PUD regulations and as stated in proposed Condition of Development Approval No. 22. In addition, proposed condition No. 4 recognizes that establishment of commercial uses at the size and location indicated for

Potential Commercial Area 1 may require modification of the PUD commercial standards through the PUD rezone process.

The Potential Commercial Area 2 indicated on the Figure 2 - Future Land Use Plan is located at the intersection of River Road and Winchester Ranch Boulevard. Because of its size and location at the perimeter of the CAP and along two existing arterial roadways, Potential Commercial Area 2 must be established through a Comprehensive Plan amendment mapping the area as a Commercial Center along with rezoning to an appropriate commercial district, as provided in Condition for Development Approval No. 22.

The MEC area indicated on the Figure 2 - Future Land Use Plan appears on the current Comprehensive Plan FLUM and initially appeared on the 1989 FLUM as a conceptual location. The limits of this MEC area were delineated by the Pine Street/Dearborn Street/South River Road Sector Plan in 1994. The MEC area will be implemented through the Planned Commerce District, a planned district with a binding plan. In addition to office and light industrial uses, the PCD permits some residential uses as part of mixed-use development.

Figure 3 - Transportation and Infrastructure Plan

The east side the CAP is traversed by the existing River Road and small section of Winchester Boulevard, both County thoroughfares. The Map Series Figure 3 - Transportation and Infrastructure Plan (pg. 9) shows within the CAP the Future Thoroughfares of West Villages Parkway, Preto Boulevard and Keyway Road. Gissinger Road, also a Future Thoroughfare, is not shown and recommended by staff to be removed from the Future Thoroughfare Plan. Condition for Development Approval No. 18 outlines the configuration of these roadways. A detailed Transportation Analysis is contained in Appendix B of the Critical Area Plan Support Document.

Also shown on the Transportation and Infrastructure Plan are the conceptual locations of a recreational trail network. This trail network will be constructed generally in the locations indicated on the plan and consistent with Conditions for Development Approval No. 14 which provides minimum standards for timing and construction. The trail system will be publicly accessible and is intended to connect to the Englewood Sports Complex (County Park) located along the southern edge of Community B.

Figure 4 - Environmental Features

Figure 4 - Environmental Features (pg. 10) illustrates approximate locations of preservation areas including wetlands, habitat, wildlife corridors and Gottfried Creek. These environmental features will be formally delineated through future rezone applications. Condition for Development Approval Nos. 7 through 10 reference this map and outline requirements for compliance with environmental policy and regulation. A detailed Environmental Assessment Report is contained in Appendix C of the Critical Area Plan Support Document.

Conditions for Development Approval

Condition No. 1 or similar language is found in all CAPs and ensures that future development is consistent with the requirements of the CAP.

Condition No. 2 requires that all implementing zoning districts for the CAP will be Planned Districts. The residential Communities will likely be RSF or RMF/PUD (Residential Single or Multi-family) PUD. Condition No. 22 provides an exception for the proposed Commercial

Center located at River Road and Winchester Boulevard, which would allow an implementing zoning district consistent with the Commercial Center designation, such as CG (Commercial General).

Condition No. 3 provides for a land use tracking chart (Attachment 1) that will be required with each development application to facilitate monitoring of development. This condition also requires an analysis and plan be submitted with each rezone application illustrating the context and consistency with Figure 2 - Future Land Use Plan and previously approved development.

Condition No. 4 contains six (a through f) requested “modifications” to the provisions of the UDC. The PUD district regulations provides that the County Commission may modify the provisions of the UDC under certain conditions through the PUD rezone process. These modifications must be still be requested and approved through future PUD rezone applications, however, this condition will recognize these six modifications as appropriate in the context of this CAP and serve as an “endorsement” of their approval in future rezone applications.

- a. The requested 30% open space requirement is the standard for PUD development in the Urban area and is appropriate for this “Future Urban” project.
- b. The aggregation of the maximum acreage/percentage of commercial for all PUD’s within the project will allow the development of the “Potential Commercial Area 1” that is intended to serve the larger CAP area and will contain approximately 25,000 square feet of building area.
- c. Allowing the PUD commercial located adjacent to arterials will allow the development of “Potential Commercial Area 1” at the location shown on the Figure 2 - Future Land Use Plan, a location internal to the CAP. Exceeding the 5-acre limitation will facilitate the development of the 25,000 square feet proposed for Potential Commercial Area 1.
- d. Providing relief from the requirement of a landscape buffer between PCD and PUD zoning will allow integration and interconnection of development of the MEC and MODR properties in Community A if developed under a unified plan.
- e. This modification will allow the construction of a subdivision perimeter wall to a height of 10 feet consistent with the maximum height permitted within the City of Northport. The UDC allows a maximum of height of 6 feet. The walls must be setback a minimum of 10 feet from arterial roadways, and 8 feet from local roadways.
- f. This modification will allow the construction of community identification signs of 120 square feet to a height of 25 feet, consistent with those West Villages signs constructed in the City of Northport. The UDC allows a maximum of 100 square feet and a height of 8 feet. The locations of the proposed signs are indicated on Figure 2 - Future Land Use Plan. An example of a West Villages sign constructed in the City of Northport is shown to the right.



Condition Nos. 5-6. A cultural resource assessment survey was completed as detailed in Chapter 2 of the Critical Area Plan Support Document, resulting in the identification of a site and requirement for a preservation and mitigation plan.

Condition Nos. 7-10 outline requirements for compliance with environmental policy and regulation. A detailed Environmental Assessment Report is contained in Appendix C of the Critical Area Plan Support Document.

Conditions Nos. 11-12 require all future development to be consistent with the Lemon Bay and Lower Myakka River Basin or Master Plans. A Stormwater analysis is contained in Chapter 5 of the Critical Area Plan Support Document, and a staff stormwater analysis is provided beginning on page 31 of this report.

Condition Nos. 13-16 require that a minimum level of private recreational facilities be provided for each residential community and include provisions addressing location and timing of construction. Also included is a public recreational trail system to be constructed as generally shown on Figure 3 - Transportation and Infrastructure Plan. In addition, Condition 16 provides the opportunity to expand the Englewood Sports Complex which is adjacent to the southern side of Community B.

Condition Nos. 17-19 work in association with Figure 3 - Transportation and Infrastructure Plan and outline the configuration of County Thoroughfares within the area of the CAP. A general transportation analysis is provided in Chapter 5 of the Critical Area Plan Support Document, and a detailed Transportation Analysis is contained in Appendix B of the Critical Area Plan Support Document. A staff transportation analysis is provided beginning on page 26 this report.

Condition No. 20 provides that coordination with Sarasota County Area Transit (SCAT) to identify the location and timing of transit service and construct bus stop shelters, will take place during the rezone applications.

Condition No. 21 states that 8,999 residential units may be developed within the boundaries of the CAP generally as located on Figure 2 - Future Land Use Plan and that the residential densities may be blended between the Urban and Future Urban areas consistent with FLU Policy 3.1.6. This condition also states that additional residential densities of up to 13 du/ac are possible within the MEC designated area, when part of mixed-use development, consistent with FLU Policy 1.2.14.

Condition No. 22 provides for the establishment of two commercial areas within the CAP as shown on Figure 2 - Future Land Use Plan as Potential Commercial Areas 1 and 2.

- a. Potential Commercial Area 1 is of a “Neighborhood Center” scale (25,000 square feet) and located in the interior of the CAP and the larger West Villages area. This commercial area can be established as a commercial component of a PUD rezone application. Condition No. 4 a and b endorses the UDC modifications necessary (location and acreage) to establish this commercial area.
- b. Potential Commercial Area 2 is of a “Village Center” scale (75,000 square feet) and located at the perimeter of the CAP along two existing arterial roadways. This commercial area must be established through a Comprehensive Plan amendment mapping the area as a Commercial Center along with rezoning to an appropriate commercial district such as CG.

Condition No. 23 provides that approval of rezone applications (planned district) binding plans will effectively update Figure 2 - Future Land Use Plan.

Condition Nos. 24-29 reserves a 60-acre school site for the County School Board with a conceptual location shown on Figure 2 - Future Land Use Plan. The conditions provide for monitoring of development to help determine need for the site, identification of a specific site, agreement for conveyance of a site and determination of an alternate site or determination of no need for the site.

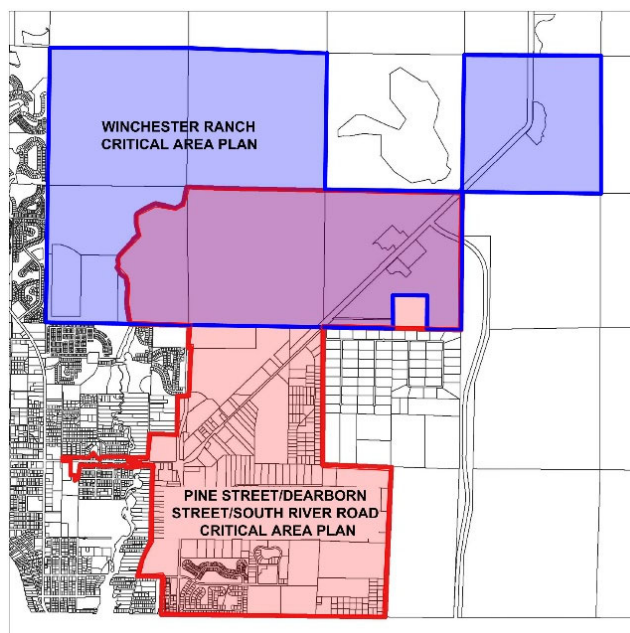
Condition No. 30 provides for water quality monitoring as need is determined through review of rezone applications.

Condition Nos. 31-34 reserves a 2.5-acre fire station/EMS site and provides for monitoring of development to determine need for the site. The conditions provide for agreement for conveyance of a site and determination of an alternate site outside of the Winchester Ranch CAP.

Pine Street/Dearborn Street/South River Road Sector Plan

The proposed CAP boundary includes approximately 1,477 acres of the Pine Street/Dearborn Street/South River Road Sector Plan No. 89-01-SP, which was adopted in 1994. The adopting ordinance for the Winchester Ranch at Wellen Park CAP will supersede the adopting ordinance for the Pine Street Sector Plan for the area where the two coincide.

An analysis was conducted (Chapter 1 and Appendix G of the Critical Area Plan Support Document) that determined the conditions in the Pine Street Sector Plan were currently addressed by the UDC or would not apply to the proposed development. No conditions were identified that should be incorporated into the proposed CAP.



Recommendation

Based on The Map Series, Conditions for Development Approval and analysis contained in this report, the staff finds that the proposed Winchester Ranch at Wellen Park CAP is consistent with the policies of the Comprehensive Plan, and staff recommends approval.

Transportation

OVERVIEW

The subject of the privately initiated Critical Area Plan (CAP) application contains $\pm 3,660$ acres, located north of the Englewood Sports Complex, east of Boca Royale, south of Playmore Drive, and west of South River Road. The CAP application is to implement a critical area plan within the $\pm 3,660$ acres in which the long-range planned development consisting of up to 10,611 residential units and up to 100,000 square feet of commercial usage will be rezoned in phases. The CAP application proposes to remove Gissinger Road from the County's Future Thoroughfare Plan. The removal of the conceptual roadway will require a separate comprehensive plan amendment. The CAP also amends the Pine Street, Dearborn Street, and South River Road Sector Plan. (No. 89-01-SP)

TRIP GENERATION AND IMPACT AREA

The analysis of future road conditions was based on the estimated volume from the Florida Standard Urban Transportation Model Structure (FSUTMS) program. The Florida Department of Transportation's (FDOT) 2040 Cost Feasible District One Regional Planning Model (2040 DIRPM) was used for base input information. The base model was modified to include arterial and collector roads within the West Villages Improvement District (WVID) and the alignment of Manasota Beach Road and Keyway Road. The socioeconomic data in the base input model was modified to include approved developments within and adjacent to WVID. This includes the Villages within WVID (Villages B-G, Island Walk), State College of Florida, Fairway Vistas, Sarasota National, Villages of Manasota Beach, and the anticipated build-out of the Winchester Ranch CAP. **Table 1** shows the daily trip generation potential under the existing and proposed land use in the criteria area plan application. It is expected that the potential daily trips will increase by approximately 69,794 trips per day and increase by 6,985 trips during the PM peak hour.

Table 1. Trip Generation of Winchester Ranch CAP

Land Use	Land Use Code	Intensity	Net New Trips	
			<u>Daily</u>	<u>PM Peak</u>
Existing				
Residential	210	(1 du/5 acres) (1,937 acres) 387 du	3,611	372
Residential	210	(1 du/10 acres) (1,723 acres) 172 du	1,712	171
		Subtotal	5,323	543
Proposed				
Residential	270	10,610 du	69,105	6,985
Retail	820	100,000 sf	6,012	543
		Subtotal	75,117	7,528
		Net Trip	69,794	6,985

Based on the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition

The transportation impact analysis evaluated the volume-to-capacity (v/c) ratios and vehicle miles traveled (VMT) within the study area for each scenario.

The following scenarios were used:

- Scenario 1: Modified FDOT District 1 2040 Regional Planning Model
- Scenario 2: Scenario 1 plus WVID roadway network, approved developments within WVID, and build-out of Winchester Ranch CAP

CRITICAL AREA PLAN STUDY AREA

The study area for the Winchester Ranch CAP comprises the following roadways:

- Avenido Del Circo from US 41 to Field Avenue
- Border Road from Jacaranda Boulevard to Jackson Road
- Center Road from Pinebrook Road to Jacaranda Boulevard
- Dearborn Street from Old Englewood Street to Pine Street
- Gissinger Road from Preto Road to River Road
- Jacaranda Boulevard from Laurel Road to Border Road
- Jackson Road from Border Road to Venice Avenue
- Keyway Road from State Road 776 (SR 776) to West Villages Parkway
- Knights Trail Road from Laurel Road to Rustic Road
- Laurel Road from Knights Trail Road to Jacaranda Boulevard
- Majcoll Avenue from US 41 to Portico Avenue
- Manasota Beach Road from Venice East Boulevard to River Road
- Old Englewood Road from Bay Vista Boulevard to Dearborn Street
- Pine Street from Gissinger Road to SR 776 (in Charlotte County)
- Playmore Road from Village C to River Road
- Portico Avenue from Preto Boulevard to West Villages Parkway
- Preto Boulevard from US 41 to Gissinger Road
- River Road from Venice Avenue to Pine Street
- Road Segment 25 from US 41 to Playmore Road
- Road Segment 30 from Villages of Manasota Beach to Preto Boulevard
- SR 776 from US 41 to Keyway Road
- US 41 from Palermo Place to Tuscola Boulevard
- US 41 By-Pass (Business US 41) from Center Road to US 41
- Venice Avenue from Jacaranda Boulevard to River Road
- Venice East Boulevard from US 41 to Keyway Road
- West Villages Parkway from River Road to South River Road
- Winchester Boulevard from River Road to Charlotte County Line

TRAFFIC IMPACT ANALYSIS

Table 2 shows the level of congestion summary, using the Sarasota/Manatee Metropolitan Planning Organization (MPO) congestion criteria. The congestion condition is computed using the ratio of Annual Average Daily Traffic (AADT) of the roadway segment and the level of service standard capacity. This ratio is called the volume-to-capacity (v/c) ratio.

Table 2: Winchester Ranch CAP Level of Congestion Summary

Traffic Congestion	v/c Ratio	Typical Improvements	Number of Segments	
			Scenario 1	Scenario 2
Not Congested	Less than 0.85	None	34	23
Borderline Congested	0.85 – 1.04	None	15	12
Congested	1.05 – 1.20	Operational and minor improvements	9	11
Severely Congested	Greater than 1.20	Major capacity improvements	5	17
Total			63	63

Source of Data: Stantec, Inc., July 2019, Table 8, page 17

The addition of the anticipated build-out of Winchester Ranch CAP with approved developments within the WVID results in adding two congested roadway segments and twelve (12) severely congested roadway segments within the study area. The following segments in the analysis showed a volume-to-capacity ratio greater than 1.05:

- Border Road from Jacaranda Boulevard to Jackson Road
- Center Road from US 41 By-Pass (Business US 41) to Jacaranda Boulevard
- Knights Trail Road from Laurel Road to Rustic Road
- Laurel Road from Knights Trail Road to Jacaranda Boulevard
- Pine Street from Gissinger Road to Dearborn Street
- River Road from Venice Avenue to Center Road, from US 41 to Winchester Boulevard
- SR 776 from Jacaranda Boulevard to Manasota Beach Road
- US 41 from Avenico Del Circo to SR 776, from Woodmere Park Boulevard to Preto Road, and from River Road to Tuscola Boulevard

The majority of the identified congested roadways are not built to their ultimate roadway configuration. **Table 3** shows the number of lanes used for the submitted analysis versus the number of lanes that consist of the roadway's ultimate configuration.

Table 3: Comparison of Roadways in Analysis versus Ultimate Roadway Configuration

Roadway	Limits	# of Lanes Used for 2040 Analysis	# of Lanes for Ultimate Roadway Configuration
Pine Street	Gissinger Road to Medical Boulevard	2	4
River Road	US 41 to Pine Street	2	4
US 41	SR 776 to Charlotte County line	4	6

The capacity deficiencies for those road segments would be alleviated if they were widened to their respective ultimate configuration.

GISSINGER ROAD ANALYSIS

The Applicant noted in the submitted CAP Support Document, the conceptual roadway of Gissinger Road is not depicted on their Conceptual Transportation and Infrastructure Plan. (CAP Support Document, Chapter 7: Transportation, page 27) Gissinger Road is designated as a four (4) lane minor arterial from Preto Boulevard to River Road in the Thoroughfare Plan. The submitted transportation analysis noted when the roadway network added the anticipated build-out of Winchester Ranch CAP, the volume-to-capacity (v/c) ratio for Gissinger Road was 0.27 with an annual average daily traffic (AADT) of 4,300 vehicles.

Staff is in support of the submitted analysis which states the ultimate configuration for Gissinger Road, consisting of four (4) lanes, will not be needed. Additionally, staff is in support of removing Gissinger Road from the Future Thoroughfare Plan as the roadway segment will be utilized as a two (2) lane local road if built. A separate comprehensive plan amendment will be required to remove Gissinger Road from the Future Thoroughfare Plan.

PLANNED ROAD NETWORK

River Road from Interstate 75 to US 41 is a designated six (6) lane major arterial in the Future Thoroughfare plan. The roadway segment is scheduled in the current FDOT's 5-Year Work Program to be built as a six (6) lane major arterial from Center Road to US 41 and as a four (4) lane major arterial within the right-of-way of six (6) lanes from Interstate 75 to Center Road. (Financial Project No. 445059) There is also a Capital Improvement Project (CIP #95800) associated to the FDOT Project to acquire the necessary right-of-way.

COMPREHENSIVE PLAN CONSISTENCY

The proposed critical area plan is consistent with the transportation-related objectives and policies of the County's Comprehensive Plan.

CONCLUSIONS

Based on the long-range transportation analysis, when the anticipated build-out of West Villages Improvement District and the Winchester Ranch Criteria Area Plan are loaded onto the roadway network, there will be capacity deficiencies on

- US 41 from Avenico Del Circo to SR 776, from Woodmere Park Boulevard to Preto Road, and from River Road to Tuscola Boulevard,
- River Road from Venice Avenue to Center Road and from US 41 to Winchester Boulevard, and
- SR 776 from Jacaranda Boulevard to Manasota Beach Road.

The capacity deficiencies for those road segments would be alleviated if they were widened to their respective ultimate configurations.

RECOMMENDED CONDITIONS FOR DEVELOPMENT APPROVAL

The Applicant provided a draft ordinance with the CAP application. The following are staff's recommended modifications to the proposed Conditions for Development Approval:

Transportation staff modifications to the provided conditions have been incorporated into the recommended Conditions for Development approval Nos. 17-20. (Planning)

Stormwater

Stipulations

None

Stormwater and Drainage

The site is located within the Lemon Bay Watershed and Lower Myakka River Watershed. Based on the Lemon Bay Basin Master Plan, the Lower Myakka River Basin Master Plan and the Southwest Florida Water Management District (SWFWMD) topographic aerials, runoff from the site generally sheet flows South into onsite wetland which discharges via pipe to the West under Pine Street.

Soils

The soil information is based on data obtained from the United States Department of Agriculture (USDA) Soil Conservation Service. It should be noted that this information pertains to 'natural' conditions and that the presence of adjacent man-made drainage works can affect wet season water table depth and duration.

Drainage Classification	Soil	Percent of Soil on Site (±)	Depth of WSWT¹ Below Existing Ground Surface (feet)	Months for Wet Season Water Table
Poorly Drained	EauGallie or Myakka fine sands	63	0.5 to 1.5	June to October
Poorly Drained	Holopaw fine sand	17.2	0 to 1	June to October

Poorly Drained	Pople fine sand	6.5	0.5 to 1.5	June to September
Poorly Drained	Pineda fine sand	6.2	0.0 to 1.0	June to November
Poorly Drained	Delray fine sand	1.9	-2.0 to 0.0	June to March
Poorly Drained	Manatee loamy fine sand	1.7	0.0 to 0.5	June to October
Poorly Drained	Boca and Hallandale	1	0.5 to 1.5	June to September
	Other	2.5		

1. WSWT – Wet Season Water Table
2. The (+) indicates that the water is above the ground surface and these soils are generally located in depressional areas and poorly defined drainageways.

Floodplain Information

The table below describes floodplain information for the subject property:

Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) Panel 12115C0454F	Percent (%) of Property (±)
Zone X (unshaded) or areas determined to be outside the 0.2 percent annual chance (500-year) floodplain.	9
AE - 0.1% annual chance (100-year) floodplain	91
Lower Myakka River Watershed and SWFWMD Aerial Topography	Percent (%) of Property
Flood Zone AE or areas inundated by the 0.1 percent annual chance (100-year) floodplain; base flood elevations determined.	25.4
Flood Zone A	0.1
Flood Zone AH	1.3
Flood Zone X	0.9

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 Unified Development Code (UDC) and will be examined at the time of Site and Development Plan/Construction Plan Approval.

Flooding History for the Area

A review of the Public Works Business Center Neighborhood Response Team (NRT) database and Staff reports did not indicate any reports of flooding directly on the subject site. This statement is not intended to indicate that the subject site is not susceptible to flooding, only that none has been reported to the County.

Stormwater Concurrency Analysis

Stormwater drainage concurrency for new development is based in part on provisions of a new on-site stormwater management system designed to meet current level of service requirements of the Sarasota County Comprehensive Plan and Unified Development Code (Ordinance No. 2018-047). Final determination of stormwater drainage concurrency is deferred to the time of Site and Development Plan / Construction Plan Approval.

At the time of Site and Development Plan / Construction Plan Approval, the applicant must demonstrate that the proposed project shall not cause any adverse impacts to off-site property and shall not worsen any existing off-site drainage problems in order to obtain Construction Authorization.

Resource Protection

Staff of Sarasota County's Environmental Protection Division (EPD) has reviewed the proposed Critical Area Plan and have no objections. EPD staff will continue to review submitted development proposals to insure consistency with native habitat and listed species policies, open space requirements, and protection requirements for grand trees.

A detailed Environmental Assessment Report is contained in Appendix C of the Critical Area Plan Support Document. (Planning)

Utilities

Sarasota County Public Utilities Water/Wastewater Division has reviewed proposed CAP and has no objections at this time.

The Englewood Water District will provide water, wastewater and reclaimed water service to the Winchester Ranch at Wellen Park CAP. The West Villages Improvement District will construct public water and wastewater facilities in the area of the CAP. A Utility Services analysis is contained in Chapter 5 of the Critical Area Plan Support Document. (Planning)

Air and Water Quality

Background:

Winchester Ranch is approximately 3,660 acres that is proposed to be developed which has been designated as a Critical Area of Concern. Most of the site lies in the Gottfried Creek drainage basin and the Lemon Bay watershed. Gottfried Creek has a TMDL for variably high levels of bacteria. Lemon Bay is impaired for bacteria and the northern segment is additionally impaired for Nitrogen and Chlorophyll.

Along River Road, south of Winchester Boulevard, lies a known landfill. Information suggests that it is southeast of River Road, but it may extend northwest as well. The GPS coordinates are approximately 26.984238 x -82.309797. Please be mindful of the landfill requirements in Section 124-174 of the Unified Development Code.

Along the south side of the site, near Englewood Sports Complex, is a parcel owned by Englewood Water District that was used as a gun range. It is unknown if, or how much, shooting related material may have been deposited on the Winchester Ranch site. The GPS coordinates are approximately 26.975275 x -82.329291.

Analysis:

Water quality staff has requested the creation and implementation of a water quality monitoring plan per the Pre-Application review, 18-115666 PA, dated April 5, 2018 and previous meetings and conversations with Stantec.

Comprehensive Plan Analysis:

- **ENV Policy 1.4.1** – The county shall work to reduce pollution entering the environment and to restore contaminated sites.
- **ENV Policy 3.1.1** – The air quality standards in county ordinances shall be enforced.
- **ENV Policy 3.2.1** – Protect and conserve surface and groundwater resources.
- **ENV Policy 3.2.2** – Coordinate with other governmental and private entities to protect and conserve water resources.
- **ENV Policy 3.2.4** – The county shall enforce ordinances that regulate borrow pits, and other excavations, stockpiling, hauling and landfills including mitigation and restoration measures as necessary.
- **ENV Policy 3.2.5** – Monitor the surface and ground water during the development to monitor the cumulative impacts of the development on the stormwater runoff and water quality.
- **ENV Policy 3.3.4** – Implement water pollution control regulations, programs, and projects to support compliance with water quality standards in Florida Administrative Code.
- **FLU Policy 1.2.2** – All development must be consistent with the Environment Chapter.
- **FLU Policy 1.2.2(A)** – Protect environmentally sensitive lands, conserve natural resources, protect floodplains, maintain or improve water quality, and open space.
- **FLU Policy 1.2.5** – No development order shall be issued which would permit unmitigated development in 100 year floodplains, as designated on Federal Emergency Management Agency Flood Insurance Rate maps or adopted County flood studies, or on floodplain associated soils, defined as Soils of Coastal Islands, Soils of the Hammocks, Soils of Depressions and Sloughs, and Soils of the Floodplains and shown in Map 1-2 of the Future Land Use Map Series, that would adversely affect the function of the floodplains or that would degrade the water quality of water bodies associated with said

floodplains in violation of any local, State, or federal regulation, including water quality regulations.

- **Water Policy 1.2.1** – The county shall implement its Watershed Management Plan consistent with the National Pollutant Discharge Elimination System (NPDES) permit issued by FDEP.
- **Water Policy 1.2.2** – The County shall require that the treatment of stormwater discharge meet standards which will ensure that there will not be adverse impacts on the quality of natural surface waters.

Recommended Stipulation(s):

Ambient Water Quality: The need for developer-sponsored ambient water quality monitoring shall be assessed in conjunction with each application for rezoning. Monitoring, as deemed necessary by Sarasota County, shall be initiated prior to authorization of any Development as defined in Section 124-305 of the Unified Development Code.

Findings of Fact:

Staff of Sarasota County's Environmental Protection and Air and Water Quality Division finds the subject Critical Area Plan consistent with relevant elements of Volume 1, Chapters 1, 7, and 12 of the Comprehensive Plan. Final determination of Environmental Protection and Air and Water Quality concurrency is deferred to the time of each application for Rezoning.

Historical Resources

Comments: A Cultural Resource Assessment Review has been completed for the Winchester Ranch CAP Study, application 19-144038-GA, CAP 18-01-SP. Phase I Cultural Resource Assessment Surveys have been conducted in areas of high and moderate probability and Phase II testing has been completed at sites considered potentially significant in compliance with SC Code, Chapter 66. The Assessment Surveys were found complete and sufficient.

Conditions for future development include:

1. A preservation and/or mitigation plan shall be developed for archaeological site 8SO6585, located within Section 18, Township 40 South, Range 20 East, prior to development within 100 feet of the boundaries of such archaeological site. The preservation and/or mitigation plan should be developed by a professional archaeologist meeting the U.S. Secretary of the Interior's Standards and done in consultation and agreement with the Sarasota County Department of Historical Resources and the Florida Division of Historical Resources.
2. Future applications are subject to review under SC Code Chapter 66, Sec. 66-73 (a)(b) and the standard Fortuitous Finds Statement under Sec. 66-81 is in effect during all activities.

Parks

A Parks and Recreation Inventory and Analysis is provided in Chapter 6 of the Critical Area Plan Support Document. Parks staff worked closely with the applicant in the drafting of

Conditions for Development Approval Nos. 13-16 providing minimum standards for private recreational facilities and the public recreational trail. (Planning)

Schools

A Schools Analysis is provided in Chapter 6 of the Critical Area Plan Support Document. School Board staff worked closely with the applicant in the drafting of Conditions for Development Approval Nos. 24-29 providing for the reservation of a public school site within the boundary of the proposed CAP. (Planning)

Fire

No comments. Analysis of Fire and Emergency Services is contained in Chapter 6 of the Critical Area Plan Support Document. The area of the CAP is within and will be served by the Englewood Fire Control District. Emergency Medical Services (EMS) will be provided by Sarasota County. (Planning)

Health

We have reviewed the referenced petition and determined its consistency with the following goals and objectives of Chapter 4 of the Sarasota County Comprehensive Plan:

Goal 1: Sanitary sewer service shall be provided through a centralized system.

☒ Consistent ☐ Inconsistent ☐ Consistent with follow up

Goal 3: Potable water service shall be provided to Sarasota County residents through a centralized treatment, and distribution system,

☒ Consistent ☐ Not Consistent ☐ Consistent with follow up

SCAT

No comments. Chapter 8 of the Critical Area Plan Support Document states “Future transit routes and stops within the boundaries of the Winchester Ranch at Wellen Park CAP will be coordinated with Sarasota County Area Transit (SCAT) and the design of future thoroughfare roadways. At a minimum, design for transit stops and/or bus shelters will follow the design criteria established by SCAT”. Condition for Development Approval No 20 provides that coordination with Sarasota County Area Transit (SCAT) to identify the location and timing of transit service and construct bus stop shelters, will take place during the rezone applications. (Planning)