NEUMORRIS LLC

6997 Professional Parkway East, Suite B ♦ Sarasota ♦ Florida 34240
Office: 941.444.6644 ♦ Mobile: Donald Neu 941.928.0899 ♦ Matt Morris 941.228.4729
Email: donaldneu@gmail.com ♦ mmorris@morrisengineering.net

December 20, 2018

Todd Dary, Planning Manager
Sarasota County Planning Services
1660 Ringling Boulevard
Sarasota, Florida 34237

RE: North Fruitville Hamlet Area
Neighborhood Workshop Request

Mr. Dary:

Please find attached the referenced Neighborhood Workshop request for the Comprehensive Plan and Zoning Code Text Amendments related to a specific portion of the north of Fruitville Hamlet Area. This specific area is generally located north of Fruitville Road and west of Verna Road. The required application fee in the amount of $215 will be paid by credit card.

In accordance with our preliminary meetings, it is our intention to revise the necessary portions of the Comprehensive Plan and Zoning Code to facilitate the utilization of development rights generated on site in the Hamlet Areas. Where primarily this request is to increase the allowable units within the Developed Area within the Hamlets.

With these proposed amendments, there is proposed criterion that must apply to a density increase in this subject area. Where the principle criteria being the use of County water and sewer systems by these areas. Discussions have occurred with the Utilities Department concerning creation of a utility service area. Also, for the density increase within this area the owner must participate in the Utility Service Agreement.

Just to emphasize, we are not requesting amendments to the major principles of the 2050 regulations. The major principles such as the 60% of Open Space and 40% of Developed Area of the Hamlet Area are not being changed. This is simply a request to allow a more efficient use of the land that is slated for development and allowance for the desired extension of County Utilities.

In closing, we understand from our preliminary meetings and our Pre-Application meeting that the correct course of action to achieve our intended outcome will be to revise the relevant sections of both the Comprehensive Plan and Zoning Code.

Thank you for your assistance in this process. We look forward to an expedient progression of the project. Any members of the Development Review Committee may contact me directly in their review of the project if there are any questions.

Sincerely,

Donald A. Neu, AICP

NWS 1/24/2019 18-171898 PA

Sarasota County
scgov.net | 941.861.5000 | TV

Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre Application Conference and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of $215.00 (Resolution 2015-198)

A Planning staff member is required by Resolution 2015-198 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

- Project Name: **North Fruitville Hamlet Master Utility Area**
- Pre Application Conference Date: **December 06, 2018**
- Date of Workshop: **January 24, 2019**
- Time: **6:00 PM**
- Location: **Yeshua's Love Biblical Fellowship**

8893 Fruitville Road, Sarasota, FL 34240

- Advertisement in a local newspaper must be published at least 7 days prior to the date of the workshop.
- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.
- An electronic version of the Notice of Neighborhood Workshop shall be sent to planner@scgov.net 10 days prior to the workshop.

Is the subject property within a Neighborhood Homeowners Association: _____

(If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? **No**

Is the subject property within 2 miles of another County or Municipality? **No**

List Parcel Identification Number(s) below: **(Include any adjacent properties under the same ownership as the subject property)** Please find shown on Exhibit "A"

Contact Information:

Donald A. Neu, AICP-Land Use Planning Consultant (Agent)

Name

6997 Professional Parkway East, Suite B

Address

Sarasota, Florida 34240

City /State / Zip

(941) 928.0899

Phone Number

DonaldNeu@Gmail.com

Email Address

Preferred Format:

[ ] Paper or Electronic formatted for label sheets

[X] Email Excel File (Recommended)

Printed Labels: [ ] Mail [X] Hold for Pick-up

Submit to: planner@scgov.net

Please allow 2-3 business days for processing

Staff Use Only: Buffer Distance Requirement: _____ **Adjacent Jurisdiction:** _____

The Planning and Development Services Department is committed to providing excellent customer service.
□ Please check here if it is ok for someone from the County to follow-up with you regarding your experience and how we can improve our service.

Exhibit A

NORTH FRUITVILLE MASTER UTILITY AREA

PARCEL IDENTIFICATION NUMBER(s):
0545002010
0545002011
0536020001
0535030002
0535030003
0535030005
0535030006
0521030001
0535010002
0521010001
0512010001
0510020001
0523020001
0533040002
0545001000
0535010001
0533040001
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0534010001
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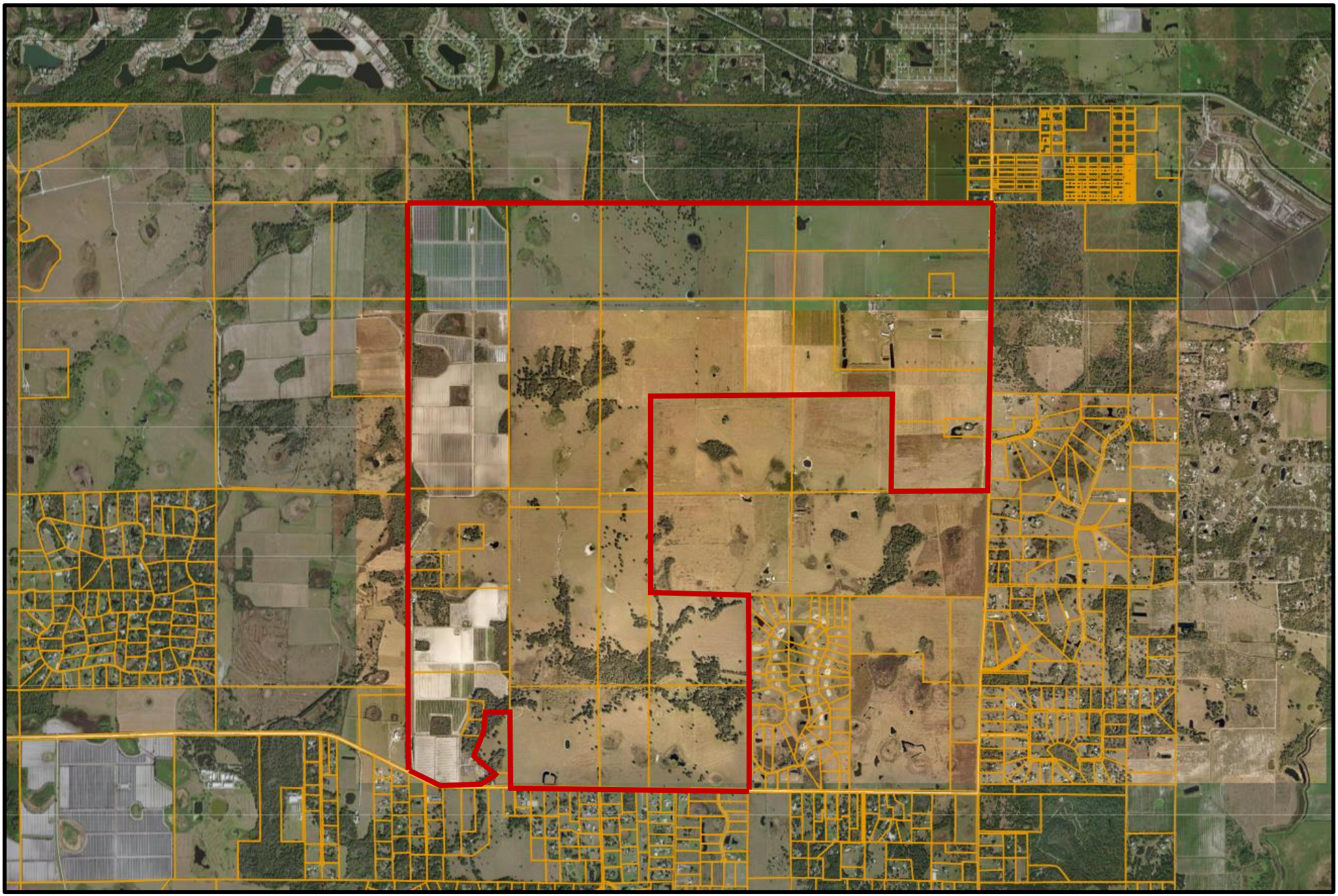
0523010001
0508090001
0526080002



NORTH FRUITVILLE MASTER UTILITY AREA

NEUMORRIS LLC
6997 Professional Parkway East, Suite B ♦ Sarasota ♦ Florida 34240
Office: 941.444.6644 ♦ Mobile: Donald Neu 941.928.0899 ♦ Matt Morris 941.228.4729
Email: donaldneu@gmail.com ♦ mmorris@morrisengineering.net

December 20, 2018

RE: Neighborhood Workshop Meeting Notice
North Fruitville Hamlet Area-Comprehensive Plan/Zoning Code Text Amendments

Dear Neighbor:

On Thursday, January 24, 2019 at 6:00 PM, you are invited to participate in a neighborhood workshop meeting being held at Yeshua's Love Biblical Fellowship, 8893 Fruitville Road, Sarasota, Florida 34240.

The neighborhood workshop will be held to discuss an application of text amendments to the Comprehensive Plan and Zoning Code concerning North Fruitville Hamlet Area. It is our intent to revise the necessary portions of the Comprehensive Plan and Zoning Code to facilitate the utilization of development rights generated on site in the Hamlet Areas. This request is primarily to increase the allowable units within Developed Area within the subject area.

These proposed amendments also include criteria that applies to specific areas. The principle criteria is the use of County water and sewer systems of these areas.

This request is simply to allow a more efficient use of the land that is slated for development and allowance of the desired extension of County Utilities.

This is not a public hearing. The purpose of the workshop is to inform neighboring residents of the nature of the project, solicit suggestions and concerns, and discuss the proposed amendments for the area defined accompanying this notice.

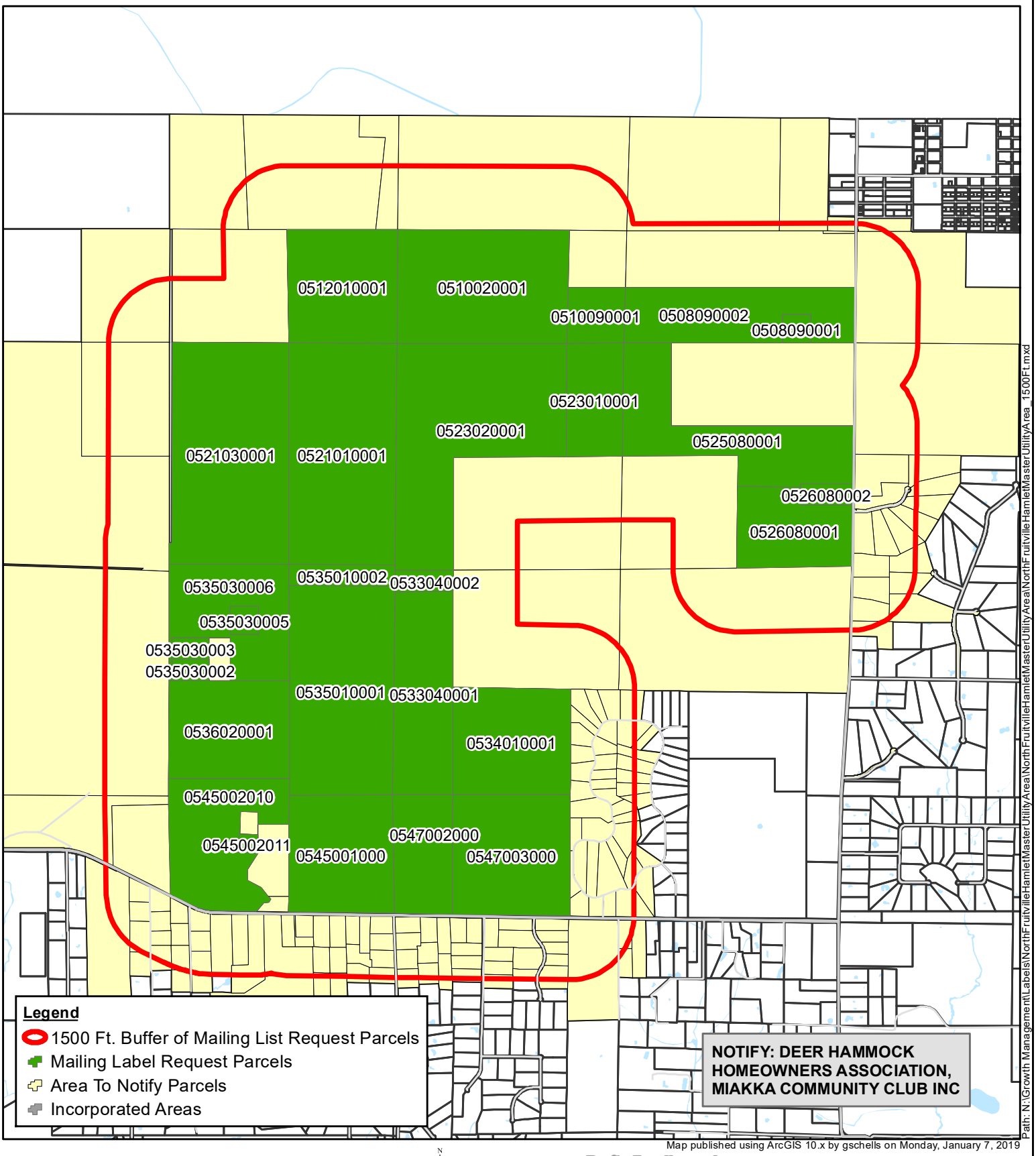
The details of meeting are as follows:

Date: Thursday, January 24, 2019
Time: 6:00 P.M.
Place: Yeshua's Love Biblical Fellowship
8893 Fruitville Road, Sarasota, Florida 34240

Thank you for your interest.

Notification Labels
North Fruitville Hamlet Master Utility Area
Buffer: 1500 Feet

NWS 1/24/2019 18-171898 PA



Map published using ArcGIS 10.x by gschells on Monday, January 7, 2019

Draft: For discussion purposes only.

Sarasota County
scgov.net | 941.861.5000

3,000 1,500 0 3,000 Feet

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PORTILLA JOSE
KM 2.1/2 VIA A CUENCA GUALACEO
APTO 0101 11 110
AZUAY,
ECUADOR

ADVANTA IRA SERVICES LLC
13191 STARKEY RD STE 2
LARGO, FL 33773

BASS ANDREW
402 DEER HAMMOCK RD
SARASOTA, FL 34240-5829

BDR INVESTMENTS LLC
1221B S TAMIAMI TRL
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC
1221 S TAMIAMI TRL #B
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC
1221 S TAMIAMI TRL #B
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC
1221 S TAMIAMI TRL #B
SARASOTA, FL 34239-2208

BDR INVESTMENTS LLC
1221 S TAMIAMI TRL #B
SARASOTA, FL 34239-2208

BEST GREGORY
901 SHALLOW RUN RD
SARASOTA, FL 34240-9148

BISET ROGER
7856 SADDLE CREEK TRL
SARASOTA, FL 34241

BLUNT MARIE S
2077 VERNA RD
MYAKKA CITY, FL 34251-5301

BOND STEVEN R
251 DEER HAMMOCK RD
SARASOTA, FL 34240-5804

BRAZEN THOMAS W
450 OAKFORD RD
SARASOTA, FL 34240-8755

BRENNAN THOMAS J
16224 HIDDEN HORSE WAY
MYAKKA CITY, FL 34251-4211

BROWNING DOUGLAS
420 OAKFORD RD
SARASOTA, FL 34240

BURNETT RANCHES LLC
1545 MOUND ST
SARASOTA, FL 34236-7787

CALDAS FRANCISCO
16123 CUTTING HORSE TRL
MYAKKA CITY, FL 34251-4212

CLAXTON LILLIAN
5571 VERNA RD
MYAKKA CITY, FL 34251-9393

COBLE II SAMUEL E
1028 SHALLOW RUN RD
SARASOTA, FL 34240-7631

CREWS JAMES T
16266 HIDDEN HORSE WAY
MYAKKA CITY, FL 34251-4211

DETWILER HENRY J
13104 FRUITVILLE RD
SARASOTA, FL 34240-9064

DITTUS ALLISON P
3630 VERNA RD
MYAKKA CITY, FL 34251-9390

FOX EDWIN W
423 OAKFORD RD
SARASOTA, FL 34240-8756

FTF PROPERTIES LLC
2424 WOODS ST
SARASOTA, FL 34237

FULTZ TRACY S
13810 FRUITVILLE RD
SARASOTA, FL 34240-8838

HAHN DANIEL G
15750 CUTTING HORSE TRL
MYAKKA CITY, FL 34251-4212

HAMILTON PORTER TTEE
14399 FRUITVILLE RD
SARASOTA, FL 34240-7801

HERSCHBERGER SCOTT L
13611 FRUITVILLE RD
SARASOTA, FL 34240

HERSHBERGER MOSE M (TTEE)
2421 SLOUGH RD
SARASOTA, FL 34240-9787

HIGH ACRES LLC
3200 VERNA RD
MYAKKA CITY, FL 34251-9388

HOUSEWORTH GARY
5317 FRUITVILLE RD # 90
SARASOTA, FL 34232-6402

HP TRUST
14399 FRUITVILLE RD
SARASOTA, FL 34240-7801

INDIAN CREEK DEVELOPMENT LLC
1221 S TAMIAMI TRL
SARASOTA, FL 34239-2208

INDIAN LAKES INVESTMENTS LLC
1650 WHITFIELD AVE STE 200
SARASOTA, FL 34243

INDIAN LAKES OF SARASOTA HOME OWNERS ASSOCIATION INC
1250 HIDDEN HARBOR WAY
SARASOTA, FL 34242-1429

INDIAN LAKES SRQ INC
1250 HIDDEN HARBOR WAY
SARASOTA, FL 34242-1429

JMOL LLC
4710 VERNA RD
MYAKKA CITY, FL 34251-7375

JOHN CANNON HOMES EASTMOOR LLC
6710 PROFESSIONAL PKWY STE100J
SARASOTA, FL 34240

JOHN CANNON HOMES EASTMOOR LLC
6710 PROFESSIONAL PKWY W
SARASOTA, FL 34240

JOHN CANNON HOMES-EASTMOOR LLC
6710 PROFESSIONAL PKWY W STE 100
LAKEWOOD RANCH, FL 34240-8588

JOHNSTON CHARLES W
960 SPRINGBROOK FARM RD
SARASOTA, FL 34240-9093

JUJUBAR HOLDINGS LLC
8374 MARKET ST
LAKEWOOD RANCH, FL 34202-5137

KATHRYN M DEVLIN REVOCABLE TRUST
1060 SPRINGBROOK FARM RD
SARASOTA, FL 34240-2003

KEMPF ARLIE R
15130 FRUITVILLE RD
SARASOTA, FL 34240-9364

KHOURY SUHAIL A (TTEE)
15140 FRUITVILLE RD
SARASOTA, FL 34240-9364

KLEINER DANIEL E
333 OAKFORD RD
SARASOTA, FL 34240-8684

KUZIA KAREN A
502 DEER HAMMOCK RD
SARASOTA, FL 34240-5830

LAKEPARK ESTATES LLC
36400 WOODWARD AVE STE 205
BLOOMFIELD HILLS, MI 48304-0913

LAMBERT RONALD P
812 SHALLOW RUN RD
SARASOTA, FL 34240-7629

LAROE WESLEY R (TTEE)
401 OAKFORD RD
SARASOTA, FL 34240-8756

MESSENGER RONALD W
4411 BEE RIDGE RD PMB 136
SARASOTA, FL 34233-2514

MILLER DONALD
13411 FRUITVILLE RD
SARASOTA, FL 34240-9294

MILLER ELI V
14250 FRUITVILLE RD
SARASOTA, FL 34240-7863

MILLER MONROE J
650 SHALLOW RUN RD
SARASOTA, FL 34240-7636

MILLER NICHOLAS G
527 OAKFORD RD
SARASOTA, FL 34240

MOHAN RAM
17 MORSE WAY S
HOLMDEL, NJ 07733-1348

MULLET PAUL W
551 DEER HAMMOCK RD
SARASOTA, FL 34240

MURPHY DANIEL B
13402 FRUITVILLE RD
SARASOTA, FL 34240-9293

MURPHY MATHEW F
13744 FRUITVILLE RD
SARASOTA, FL 34240

MURPHY MATTHEW F
13744 FRUITVILLE RD
SARASOTA, FL 34240

MURPHY MICHAEL
13704 FRUITVILLE RD
SARASOTA, FL 34240-9300

MURPHY MICHAEL J
13800 FRUITVILLE RD
SARASOTA, FL 34240-8838

MURPHY MICHAEL R
13704 FRUITVILLE RD
SARASOTA, FL 34240-9293

MURPHY MICHAEL R
13704 FRUITVILLE RD
SARASOTA, FL 34240-9300

MYAKKA RANCH HOLDINGS LLC
7507 S TAMIAMI TRL
SARASOTA, FL 34231-6901

ORIENT INVESTMENTS LLC
1536 STURBRIDGE CT
DUNEDIN, FL 34698-2260

ORIENT INVSTMENTS LLC
1536 STURBRIDGE CT
DUNEDIN, FL 34698-2260

ORO MARTINA
1051 SPRINGBROOK FARM RD
SARASOTA, FL 34240-2002

ORTEGA JOSE
4112 CLEARY WAY
ORLANDO, FL 32828

PEACHEY GLENN A
4710 VERNA RD
MYAKKA CITY, FL 34251-7375

PEACHEY JOHN A (TTEE)
3200 VERNA RD
MYAKKA CITY, FL 34251-9388

PLANK CINDY M
13930 FRUITVILLE RD
SARASOTA, FL 34240-9055

PLANK JAMES P
13930 FRUITVILLE RD
SARASOTA, FL 34240-9055

REBOUL ADAM
8205 ENCLAVE WAY # 101
SARASOTA, FL 34243

REIMANN MARK A
400 DEER HAMMOCK RD
SARASOTA, FL 34240-5829

ROJAS BENIGNO
2608 W 70TH ST
HIALEAH, FL 33016-5488

ROSAIRE DAVID
5412 VERNA RD
MYAKKA CITY, FL 34251-9394

SANSAR RANCH NMS LLC
1358 FRUITVILLE RD STE 308
SARASOTA, FL 34236

SARASOTA CITY OF
CITY AUDITOR & CLERK
PO BOX 1058
SARASOTA, FL 34230-1058

SARASOTA FAMILY WORSHIP CENTER INC
3341 GOCIO RD
SARASOTA, FL 34235

SARASOTA RANCH CLUB HOMEOWNERS ASSN INC
4025 CATTLEMEN RD PMB 169
SARASOTA, FL 34233-5002

SCHMIDT KURT W
16002 CUTTING HORSE TRL
MYAKKA CITY, FL 34251

SCHWARTZ FARMS INC
13011 FRUITVILLE RD
SARASOTA, FL 34240-9292

SCHWARTZ JAMIE LEE
2267 ARLINGTON ST
SARASOTA, FL 34239

SCHWARTZ JARED M
13311 FRUITVILLE RD
SARASOTA, FL 34240-9292

SCHWARTZ MICHAEL D
13211 FRUITVILLE RD
SARASOTA, FL 34240-9360

SMR/MYAKKA LLC
14400 COVENANT WAY
LAKEWOOD RANCH, FL 34202-8900

SRQ LAND LLC
1952 FIELD RD STE B
SARASOTA, FL 34231

SUNQUIST HARLAN R SR
985 SHILO RD
SARASOTA, FL 34240

SUNTECH COMMUNITIES INC
3600 GALILEO DR STE 104
TRINITY, FL 34655-1795

TERRANOVA MICHAEL J
281 OAKFORD RD
SARASOTA, FL 34240

THUM JESSICA LYNN
13251 FRUITVILLE RD
SARASOTA, FL 34240-9292

TROYER WILLIS V
13794 FRUITVILLE RD
SARASOTA, FL 34240-9300

UPCHURCH BRIAN R
250 DEER HAMMOCK RD
SARASOTA, FL 34240-5849

VREULS JULIE
5015 10TH ST
SARASOTA, FL 34232-2064

WATERS WENDY L
400 OAKFORD RD
SARASOTA, FL 34240-8755

WEBER-JENKIN JOAN
721 SPRINGBROOK FARM RD
SARASOTA, FL 34240-2005

WEBER-JENKIN JOAN (TTEE)
1111 SPRINGBROOK FARM RD
SARASOTA, FL 34240-9149

WERMANN JOHN F
5371 KENT RD
VENICE, FL 34293-6439

WEST KENDA
11336 SPRING GATE TRL
LAKEWOOD RANCH, FL 34211

WHITAKER-LEGGE TRUST
401 CASSATA RD
SARASOTA, FL 34240-1505

WILLIAMS CHARLES L JR
340 OAKFORD RD
SARASOTA, FL 34240-8683

WILLIAMS HOYT JR
13820 FRUITVILLE RD
SARASOTA, FL 34240-8838

WILLIAMS LESLIE R
250 OAKFORD RD
SARASOTA, FL 34240-8407

WILLIAMS MARK
867 SHALLOW RUN RD
SARASOTA, FL 34240-7600

WILLIAMS MARK STEVEN
867 SHALLOW RUN RD
SARASOTA, FL 34240-7600

WINDSONG FARM LLC
6280 RIVERVIEW BLVD
BRADENTON, FL 34209

WINIECKI CHRISTOPHER ROBERT
2910 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

WUSTIN CHARLES C
347 OAKFORD RD
SARASOTA, FL 34240-8684

YOCHIM SCAHSCLE C
4301 S LOCKWOOD RIDGE RD
SARASOTA, FL 34231-7643

DEER HAMMOCK HOMEOWNERS ASSOCIATION
SUSAN SCHOETTLE-GUMM
18099 DEER PRAIRIE DRIVE
SARASOTA, FL 34240

PLANNING SERVICES
1660 RINGLING BLVD
SARASOTA, FL 34236

MIAKKA COMMUNITY CLUB INC
BECKY AYECH
421 VERNA ROAD
SARASOTA, FL 34240