

COMMENTS



Desoto Area Sidewalks

Robert L. Taylor Community Complex
1845 34th Street, Sarasota, FL 34234

January, 27, 2015

Your Name: DeSoto Acres Association Board

Address: P. O. Box 556
Tallevast, FL 34270

Phone: Mr. Robert Heere, President 941.374.0772 Email: werheere@comcast.net
president@desotoacres.org

Please write your comments below and leave in the box at the sign-in table. Thank you!

If you prefer to mail your comments in later, please address to:
Sarasota County Public Works –RL Taylor Community Complex
1001 Sarasota Center Blvd., Sarasota, FL 34240
Comments may also be emailed to: **vsancheti@scgov.net**

DeSoto Acres Association covers over 850 acres from University Parkwy to 47th St and from 301 to Lockwood Ridge Rd. Established in 1921 under the Van Dame Estates name and later renamed to DeSoto Acres, our subdivision has seen the county grow up around our boundaries. We are sensitive to the county's growth plus the need to preserve our rural environment and natural character.

The attached provides DeSoto Acres Association comments regarding the installation of sidewalks West of Lockwood Ridge Rd on Tuttle Ave, DeSoto Rd, 47th St., and Shade Ave. Please refer to the attached.

Did this meeting help you understand the project?

Yes, for the general placement and design of the sidewalks.

No, for the related drainage and intersection crossing issues.

(Please use reverse side if you need more space)



Country Estates In the Heart of Town
P.O. Box 556, Tallevast, Florida 34270

February 3, 2015

Mr. Vinod Sancheti
Project Manager – DeSoto Area Sidewalks
Sarasota County Public Works
1001 Sarasota Center Blvd,
Sarasota, FL 34240

Re: DeSoto Acres Association Comments on Proposed DeSoto Area Sidewalks

Dear Mr. Sancheti,

DeSoto Acres Association Board appreciates you and your team's time and effort on this project. We have reviewed the sidewalk visuals and rationale for this project. The DeSoto Acres Association Board comments are as follows.

- 1) DeSoto Acre Association requests a temporary hold on sidewalk design revisions, budgeting and execution west of Lockwood Ridge Rd. in order to coordinate with the Pending Critical Area Plans / Priorities #4 Item the Lockwood Ridge Corridor (est. timing 2016/2017) along with the DeSoto Acres Association's overlay district planning.

In the official Commission records of July 10, 2012, when asked by Ms. Robinson, Mr. Tom Polk stated "...We can incorporate the DeSoto Acres into that area description for further conversation when we do the boundaries and criteria report." At a request by Ms. Robinson for consensus, all the Commissioners indicated "Yes." A transcript of the July 10, 2012 Commission Hearing is attached as is the Pending Critical Area Plans/Priorities list from July 9, 2012. In preparation for the Lockwood Ridge Corridor CAP discussion, DeSoto Acres Association is in the process of defining our district plan, which includes sidewalks / transportation planning.

- 2) At this time DeSoto Acres Association's comments on the proposed County sidewalk plan in the DeSoto Acres area are to eliminate three of the four proposed roads. County rationale for sidewalks on selected streets is based on connectivity to a point of destination. Tuttle Avenue has a readily identifiable point of destination that merits the cost of the sidewalk program. DeSoto Rd., Shade Ave. and 47th St. do not have readily identifiable points of destination to justify the sidewalk installation.

DeSoto Acres Association is for proactive and efficient community planning. We watch how our dollars are allocated and the impact on our residents. We look forward to working with the County on the development of a cohesive well thought-out long-range plan for our residents, DeSoto Acres subdivision and surrounding areas.

Sincerely,
Bob Heere, President
DeSoto Acres Association

Pending Critical Area Plans/Priorities

| Priority | Critical Area Plan | Description/Purpose | Area |
|--|--|---|--|
| 1 | Fruitville Initiative | Implementation of Comprehensive Plan, "Special Planning Area #3 – Fruitville Interchange East Compact Urban Economic Development" (SPA #3; Ordinance No. 2010-068), a new optional Urban Design Overlay. SPA #3 calls for a Critical Area Plan and rezoning to Planning Mixed-Use Infill (PMI) or other similar form based code. Adoption of SPA #3 called for implementation of numerous long-standing goals for significant, sustainable, sensitive and coordinated long-term development of approximately 420 acres of land designated Major Employment Center and Moderate Density Residential property. The site is intended to be an employment-anchored, mixed-use place to serve as a bridge between urban and rural portions of the eastern Fruitville/I-75 interchange area | 400+ acres, on the north and south sides of Fruitville Road, east of I-75, including Sarasota County property adjacent to the Celery Fields. |
| 2 | State Road 776 Corridor Plan Re-Evaluation | Re-Evaluation of the SR 776 Corridor Plan (File No. 01-01-SP, Ord. No. 2003-049) | SR 776 Corridor, Englewood |
| 3 | Pinecraft Area Plan | Limited staff support is being provided to a privately initiated community planning effort in the Pinecraft neighborhood. Subsequent Critical Area Planning may be authorized to implement results of the effort. Timeframe is anticipated in the Winter 2013 to 2014 timeframe. | Pinecraft neighborhood area (Bahia Vista St/Beneva Avenue). |
| 4 | Lockwood Ridge Corridor | To coordinate land use (including the extent of commercial and office areas in the Lockwood Ridge Road area, north of Gocio Road), transportation circulation, access, drainage, and urban design criteria and to identify any conditions for development approval necessary to ensure consistency with the Comprehensive Plan. | Lockwood Ridge Road, north of Gocio Road to University Parkway |
| Unassigned | Laurel Road Corridor Plan | To coordinate land use (including the extent of commercial and office areas in the Laurel Road/Honore Avenue Undefined Neighborhood Commercial Center), transportation circulation, access, drainage, and urban design criteria to create a functional gateway to the central Sarasota County area, and to identify any conditions for development approval necessary to ensure consistency with the Comprehensive Plan. | Laurel Road/Honore Avenue (Undefined) Neighborhood Commercial Center |
| Unassigned | Fruitville Road & McIntosh Road Neighborhood Center Plan | To determine the extent of commercial and office areas within the designated Neighborhood Commercial Center and to identify any conditions for development approval necessary to ensure consistency with the Comprehensive Plan | Fruitville Road/McIntosh Road Neighborhood Commercial Center |
| Unassigned | Dr. Martin Luther King Jr. Way and Lockwood Ridge Road Neighborhood Center | To determine the extent of commercial and office areas within the designated Neighborhood Commercial Center and to identify any conditions for development approval necessary to ensure consistency with the Comprehensive Plan | Dr. Martin Luther King Jr. Way/Lockwood Ridge Road Neighborhood Center |
| Unassigned Discussed as Part of "Multiple Projects Strategy" | U.S. 41 & Stickney Point | To determine the extent of commercial, office and residential, including Transit Oriented Development (TOD) areas within the Commercial Center and to identify any conditions for development approval necessary to ensure consistency with the Comprehensive Plan | U.S. 41 & Stickney Point Area |
| Unassigned Discussed as Part of "Multiple Projects Strategy" | Bee Ridge Road Corridor | To determine the extent of commercial, office and residential, including Transit Oriented Development (TOD) areas within the Commercial Center and to identify any conditions for development approval necessary to ensure consistency with the Comprehensive Plan | Bee Ridge Road- Study Extent T-B-D |

July 10, 2012

BOCC Meeting Commission Reports

Transcript of BOCC discussion regarding DeSoto Acre's Board/Resident Panel's request to allocate Planning Department resources to establish a DeSoto Acres Overlay District

Patterson: And the last thing, Tom Polk brought you a memorandum in response to a request from Commissioner Robinson which was in response to my telling Jane Paquette, who's, I'm not sure whether she's the neighborhood association President, but she's certainly in a leadership role, whether she's is or isn't of DeSoto Acres and they took to heart my suggestion that we look at the possibility of creating a historic district for DeSoto Acres to add a little bit more permanence to their residents embrace of the sort of rural nature of DeSoto Acres because of the many public hearings I've sat through, and several of you have as well, regarding requests to change density and land use in there. And so this was referred, or I referred, actually I'm not sure how this happened, to the neighbors to talk to our History Center folks, Laura Muldowney, feels like it may not be appropriate for historic district this doesn't really work and the residents, I've been told by Ms. Paquette, are not enthusiastic about structures being individually designated there. Maybe a couple would want to, but that seems to be necessary as a part of that. So, they went from there to talk with Donna Thompson. Donna Thompson suggested the possibility of a neighborhood plan which elicited, I think, Commissioner Robinson's response, to show us what's ahead of this, because of lack of staffing, we haven't been really able to follow through with requests for corridor plans and neighborhood plans and that sort of thing and it's really been awhile. So we have all in front of us the list (see last page). And I am glad that Christine elicited this. It is not something I have forgotten. I didn't intend to jump this ahead of other priorities that might be first on the list. However when you look at the list, the Lockwood Ridge Corridor, it is at least in large part if not entirely DeSoto Acres that's really being referred to. And so, leaving the places on the list and hoping as we financially recover and work on Fruitville that we can also start doing a little more with these other things. I guess I'd like to take the Lockwood Ridge Corridor and embrace looking at the rest of DeSoto Acres as well. They are thinking about the possibility of maybe an overlay district to sort of permit some more rural uses in that area, which would make it seem a little more permanent to the residents that that is in our comprehensive plan. So anyway I promised I'd bring it up today and I did and my hope would be that we are going to approach all of these things as we have resources in the coming years and that the Lockwood Ridge Corridor be expanded to also take input and consideration of the DeSoto Acres area that's not immediately on the Lockwood Ridge Corridor.

Robinson: One of the great things about Critical Area Plans is that the Board gets to set the boundaries for them so they will actually, when they come up, when this actually, so when the Lockwood Ridge Corridor comes up for consideration for the critical area plan the first thing they will do is hold public meetings to talk about what the boundaries of it should be and that's the first thing that they do, the first thing that comes before us before you even talk about what the land use is and what's going inside the Critical Area Use Plan is decide the boundaries first. So they will have access to that at the very start of that process to have public input to where that should be and that decision comes before us before we start deciding anything else in the Critical Area Plan. So that will be inherent, that will be inherent, I've done a lot of serious study of Critical Area Plans lately. So that will be inherent within the Lockwood Ridge Corridor Study is that they will get to participate and have public input as to whether they are included in that or not.

Patterson: Christine, you have done work that I have not done so I am not, I don't want to argue with you, but I am concerned that it's a little of a reach unless we have some input into, to go from a corridor plan to at least take a look and take input from the rest of DeSoto Acres.

Robinson: It's called a corridor but it's a Critical Area Plan.

Patterson: Well, it's one of many types of Critical Area Plans.

Robinson: Right

Paterson: That's my concern and the type does really kind of imply something that could be spoken of as a Corridor.

Robinson: A great example would be the Venice Ave. / East Venice Ave. that included several parcels back outside of Venice Ave.

Thaxton: Many parcels, it was whole parcels; it included the entire Venice Farms.

Robinson: In deciding that corridor.

Patterson: My understanding is that it will be eligible for that as its place comes up, then I'm fine.

Robinson: So the good news for them is it's on the list. It was on the list before today's meeting; which is the good news.

Patterson: Actually, it has been on the list for years.

Robinson: Yes, but that's the good news for them and it already has a place in line as opposed to adding it to the bottom of the list. So Mr. Polk did you have anything to add to the discussion?

Polk: No

Robinson: I take it you don't need specific instructions to include the homeowner's association in the discussion on the Lockwood Ridge Corridor Study because they would automatically be notified of it due to their proximity to the study to the actual street itself?

Polk: Madam Chair if the Board will authorize me, what we'll do is we will change the description area. Right now what we're doing now describing the corridor from, I believe, North of Gocio to University Parkway. We can incorporate the DeSoto Acres into that area description for further conversation when we do the boundaries and criteria report.

Mason: That would be good.

Robinson: Ok. Do we have consensus for that?

All Commissioners: Yes

Thaxton: Let's do it.

Robinson: Ok.

Patterson: I have a question before you go away. Couple of the things they were talking about were almost like an Overlay District versus a Corridor Plan. To just take an example, this may never have consensus among the neighborhood, but it is sort of a good example, the folks that live there might conceivable embrace being treated

differently in codes than the rest of the County with regard to the prohibition on keeping chickens. Ok that's obviously a kind of controversial thing and something I have not really supported on a County wide basis but it came up in conversation two or three times with Ms. Paquette and I want to make sure that things like that can be included in a Corridor Plan discussion, because usually it's not about things like that.

Polk: First we have to create the community plan or the corridor plan where we set the elements that are then embodied in an ordinance, that governing ordinance. Perhaps that legally described area could maybe incorporate some of those elements you're describing. But we really would have to focus on the plan first before we would get to the overlay or the governing ordinance that would regulate that area. And of course we would, I will say that there are some things that are noted here with the chickens that could perhaps be done. They're other things they're requesting, a mechanism for handling future land use changes that I say from the outset I don't think we have the ability to do that and regulate land use.

Patterson: I'm not sure I would support doing that anyway.

Polk: So to answer your questions, we would be able to put an ordinance together that maybe incorporates some of these elements for a specific area.

Patterson: Ok. Thank you.