

## **Due Diligence Report**

### **Palmer Ranch Potential School Site**



Prepared for:  
Palmer Ranch Holdings, Ltd.  
6571 Palmer Park Circle  
Sarasota, FL 34238

Prepared by:  
Stantec Consulting Services Inc.

August 24, 2016

## **Introduction**

Stantec Consulting Ltd. has been authorized by Palmer Ranch Holdings, LTD, the landowner, to conduct a due diligence study for a potential elementary school site for the School Board of Sarasota County's Planning Department. The potential school site is located south of S.R. 681 and straddles Parcel Identification Numbers' 0357002000 and 0153160001 and encompasses 26.70± acres, which may be adjusted to accommodate an elementary school. The potential school site is also located within the Palmer Ranch Master DRI, within the area referred to as the South 660 Property.

## **DUE DILIGENCE REPORT**

South 660 Elementary School Site  
August 24, 2016

### **Development of Regional Impact (DRI):**

On July 13, 2016, the Sarasota County Commission approved Palmer Ranch Master Development Order (MDO) Notification of Proposed Change (NOPC) No. 20. NOPC 20 expanded the boundaries of the Palmer Ranch Development of Regional Impact (DRI) by approximately 935 acres which includes the potential school site. The Palmer Ranch DRI is a multi-phased, mixed-use master-planned community that was approved by the Sarasota Board of County Commissioners on December 18, 1984. The Master Development Order for Palmer Ranch development is approved for 14,200 residential dwelling units; 88.8 acres ± of internal commercial, plus additional square footage of commercial/office approved/planned in designated Activity Centers (now referred to as Commercial Centers); and 550,000 square feet of industrial development.

All property within the boundaries of the Palmer Ranch DRI must be included within an Increment. General Condition No. A-4 of the Palmer Ranch Master Development Order (MDO) DRI (Ordinance No. 2015-010, as amended) stipulates that no residential, commercial or industrial construction may be permitted unless within the area subject to the MDO until an Application for Incremental Development (AIDA) has also been finally approved covering the particular area involved.

### **Land Use and Zoning**

Currently the South 660 Property is undeveloped and has historically been used for cattle grazing. The potential school site has been previously altered by agricultural activities. The South 660 property is designated Moderate Density Residential on the Sarasota County Comprehensive Plan's Future Land Use Map. FLU Policy 3.1.1 limits residential densities within the Moderate Density Residential designation to >2 and <5 DUs/Acre unless otherwise specifically provided for by policy in the Comprehensive Plan. FLU Policy 3.5.1 encourages public uses, such as educational facilities within the Urban Service Area. School Policy 1.2.2 further clarifies that public schools are an allowable use within areas designated Moderate Density Residential and within Planned Unit Development (PUD) overlay districts.

The potential school site is zoned OUE-1 (Open Use Estate, 1 unit/5 acres). Educational facilities (i.e., elementary schools) are permitted by special exception in the OUE-1 district and are a permitted use in the GU (Government Use) district. The GU district is intended to apply to those lands where governmental activities are conducted, and where governments or other public entities hold title to such lands. Therefore, prior to developing an elementary school, the potential school site must either be rezoned to the GU district, rezoned to a residential district with a PUD overlay as part of a future

## DUE DILIGENCE REPORT

South 660 Elementary School Site  
August 24, 2016

Palmer Ranch Increment, or a special exception must be approved allowing an elementary school on the site.

## Environment

### Habitats

The South 660 Parcel was mapped using nomenclature found in the Florida Department of Transportation's *Florida Land Use, Cover and Forms Classification System (FLUCFCS)*. Habitats and land use boundaries were mapped originally using aerial interpretation and were then modified as necessary on the ground. The 26.70± acre Palmer Ranch potential school site is improved pasture. The FLUCFCS exhibit is included as an attachment to this report.

### Wildlife

A preliminary survey the South 660 Parcel was conducted in 2008 for the presence of wildlife listed by the U.S. Fish & Wildlife Service (FWS) as endangered or threatened, or by the Florida Fish & Wildlife Conservation Commission (FWC) as endangered, threatened or species of special concern.

Three separate families of Florida sandhill crane nests were observed on the South 660 Parcel but based on the age of the young observed, it is likely that there are nests within or close to the property. Observations of a single Sherman's fox squirrel (*Sciurus niger sherman*), listed as a species of special concern; and a single gopher tortoise (*Gopherus polyphemus*) burrow, listed as threatened by the State were observed elsewhere on the South 660 Parcel.

### Drainage

The Sarasota County staff report for NOPC 20, noted that the South 660 Parcel, which includes the potential school site is located within the Little Sarasota Bay Watershed and Dona & Roberts Bay Drainage Basin. Runoff sheet flows across the site in a south easterly direction where it runs into drainage systems along Honore Avenue that convey the runoff to Cow Pen Slough. Runoff from Cow Pen Slough flows west and ultimately discharges to Dona & Roberts Bay.

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Map (FIRM) and Little Sarasota Bay Watershed Management Plan and SWFWMD Aerial Topography, the potential school site is located outside the 100-year floodplain.

## **DUE DILIGENCE REPORT**

South 660 Elementary School Site  
August 24, 2016

### **Infrastructure**

#### Transportation

The Palmer Ranch potential school site is located approximately 600 feet south of S.R. 681, approximately ½ mile west of the signalized intersection with Honore Avenue. S.R. 681 is a four-lane divided highway which is designated Freeways/Expressways on the Comprehensive Plan's Future Thoroughfare Plan. The Florida Department of Transportation (FDOT) regulates access along S.R. 681. Access is subject to the State Road 681 Access Management Plan (AMP). The AMP allows access to the potential school site from an FDOT approved full median opening. The full median opening may be signalized when traffic signal warrants are met. Additional access to the site may be available to Honore Avenue through a future collector roadway or other future internal roadways.

#### Water

Potable water is available to the site from a 20" water main which is located on the south side of S.R. 681, adjacent to the potential school site.

#### Sewer

The South 660 Parcel elementary school site is located within the County's South County Service area. Sarasota County currently owns 3.0 MGD-3MRADF (Million Gallons per Day-3 Month Rolling Average Daily Flow) of the plant treatment capacity at the City of Venice Eastside Plant AWWTP (Advanced Wastewater Treatment Plant) located within the South County Service area. A portion of the County's wastewater flows are collected and conveyed directly to the Eastside AWWTP. The county also has the ability to shift flows to the City of Venice Eastside AWWTP from the Venice Gardens WRF transfer pump station and from wastewater flows collected in the central area of the county.

Sewer service is not currently available to the site. The closest Force main is located on U.S. 41. As part of the first Application for Incremental Development Approval (AIDA) within the South 660 Parcel, Palmer Ranch must develop a utility master plan for the entire 660 acre ± area, which includes the potential school site. The utility master plan is anticipated to be completed within the next 36 months.

#### Reuse

Reuse water is not currently available to the site. The County is continuing to explore options for expanding the reuse system and Palmer Ranch has expressed their



## **DUE DILIGENCE REPORT**

South 660 Elementary School Site  
August 24, 2016

willingness to use reclaimed water and extend the reclaimed water system in cases where it is reasonably practical. At the time an Application for Incremental Development Approval (AIDA) is approved for the South 660 Parcel, Palmer Ranch must extend a 12-inch minimum reclaimed water main along the full frontage of the parcels facing Honore Avenue.

### Electricity

A 100' FPL transmission easement is located approximately 0.6 miles to the east. Nearby developments including Bellacina by Casey Key (formerly known as Village on the Trail) to the southwest and Calusa Lakes to the south are served by FPL. According to FPL, an electrical feeder line will need to be extended to the site.

## **DUE DILIGENCE REPORT**

South 660 Elementary School Site  
August 24, 2016

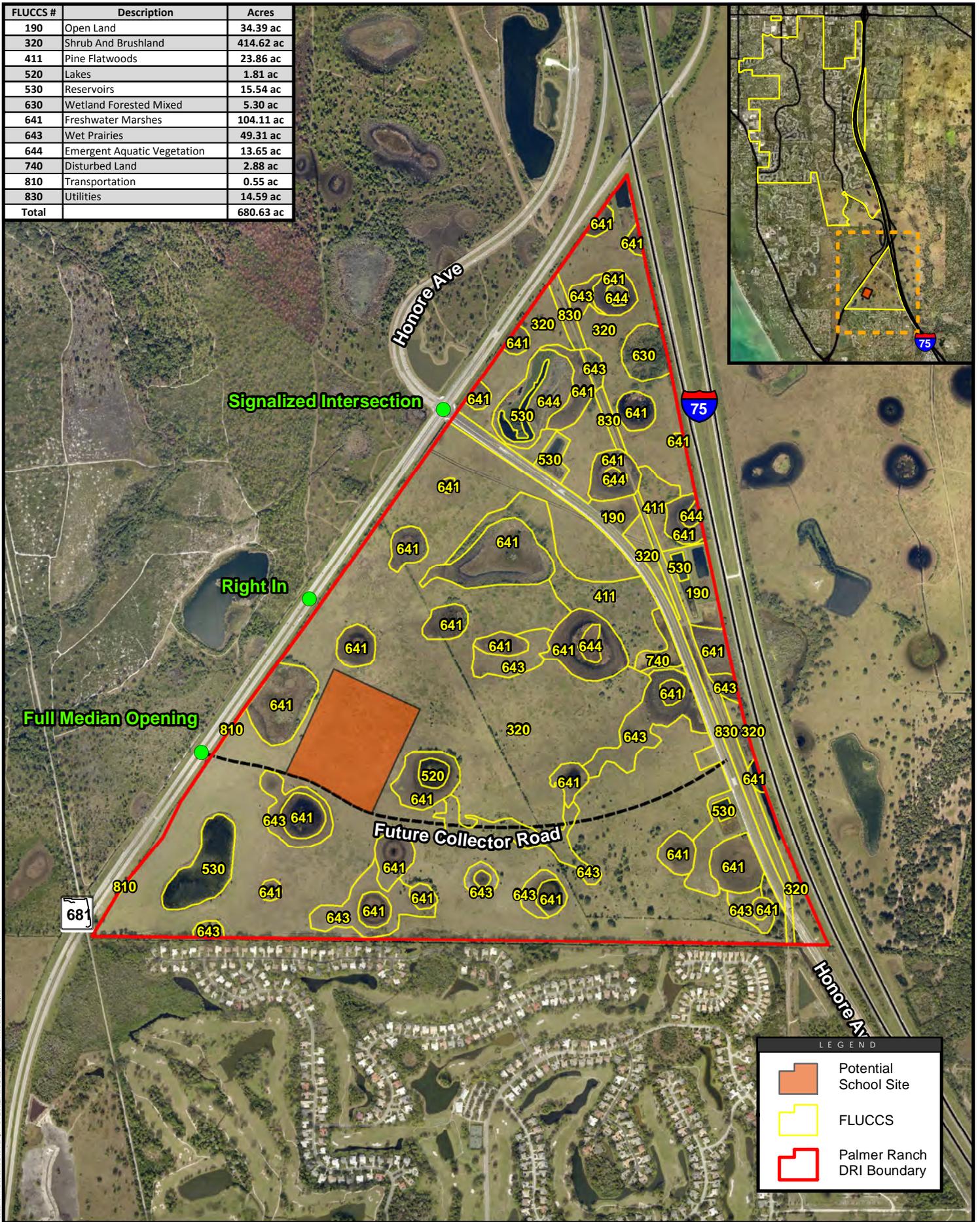
# **MAPS**





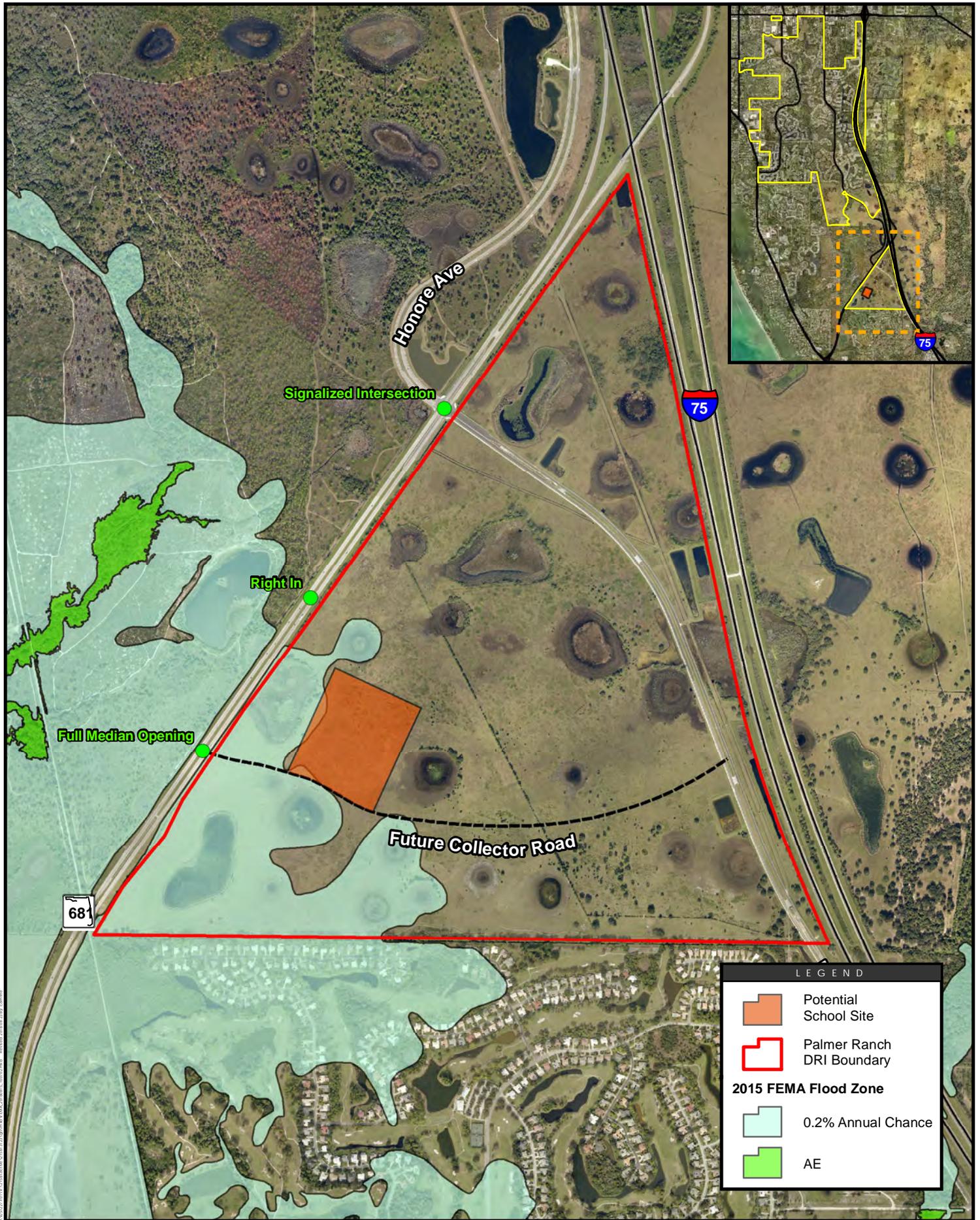


FLUCCS #	Description	Acres
190	Open Land	34.39 ac
320	Shrub And Brushland	414.62 ac
411	Pine Flatwoods	23.86 ac
520	Lakes	1.81 ac
530	Reservoirs	15.54 ac
630	Wetland Forested Mixed	5.30 ac
641	Freshwater Marshes	104.11 ac
643	Wet Prairies	49.31 ac
644	Emergent Aquatic Vegetation	13.65 ac
740	Disturbed Land	2.88 ac
810	Transportation	0.55 ac
830	Utilities	14.59 ac
<b>Total</b>		<b>680.63 ac</b>



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**LEGEND**

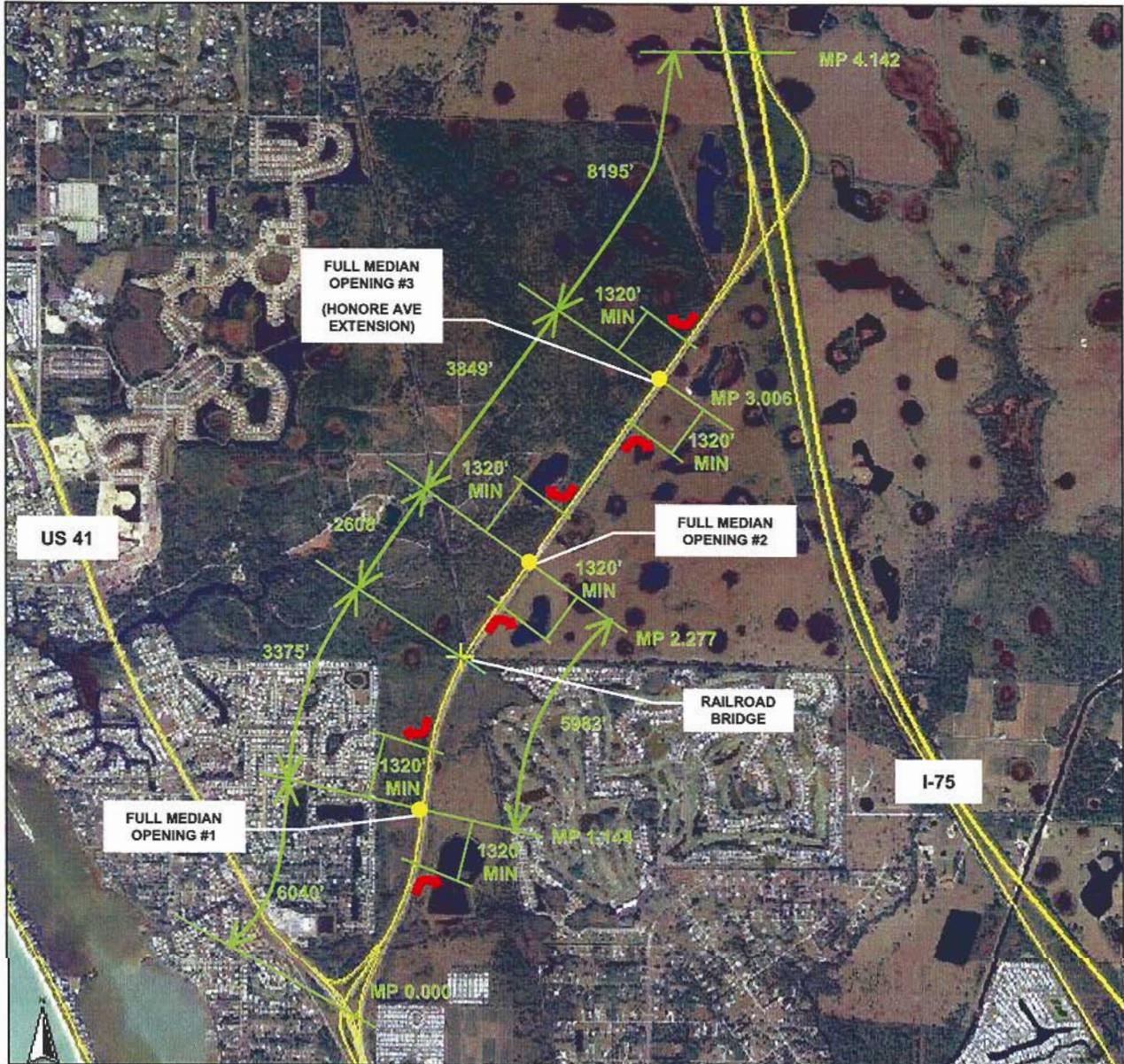
-  Potential School Site
-  Palmer Ranch DRI Boundary

**2015 FEMA Flood Zone**

-  0.2% Annual Chance
-  AE

# FIGURE 2

## STATE ROAD 681 (US 41 TO I-75) CORRIDOR ACCESS MANAGEMENT PLAN SECTION 17005, MP 0.000 TO 4.142



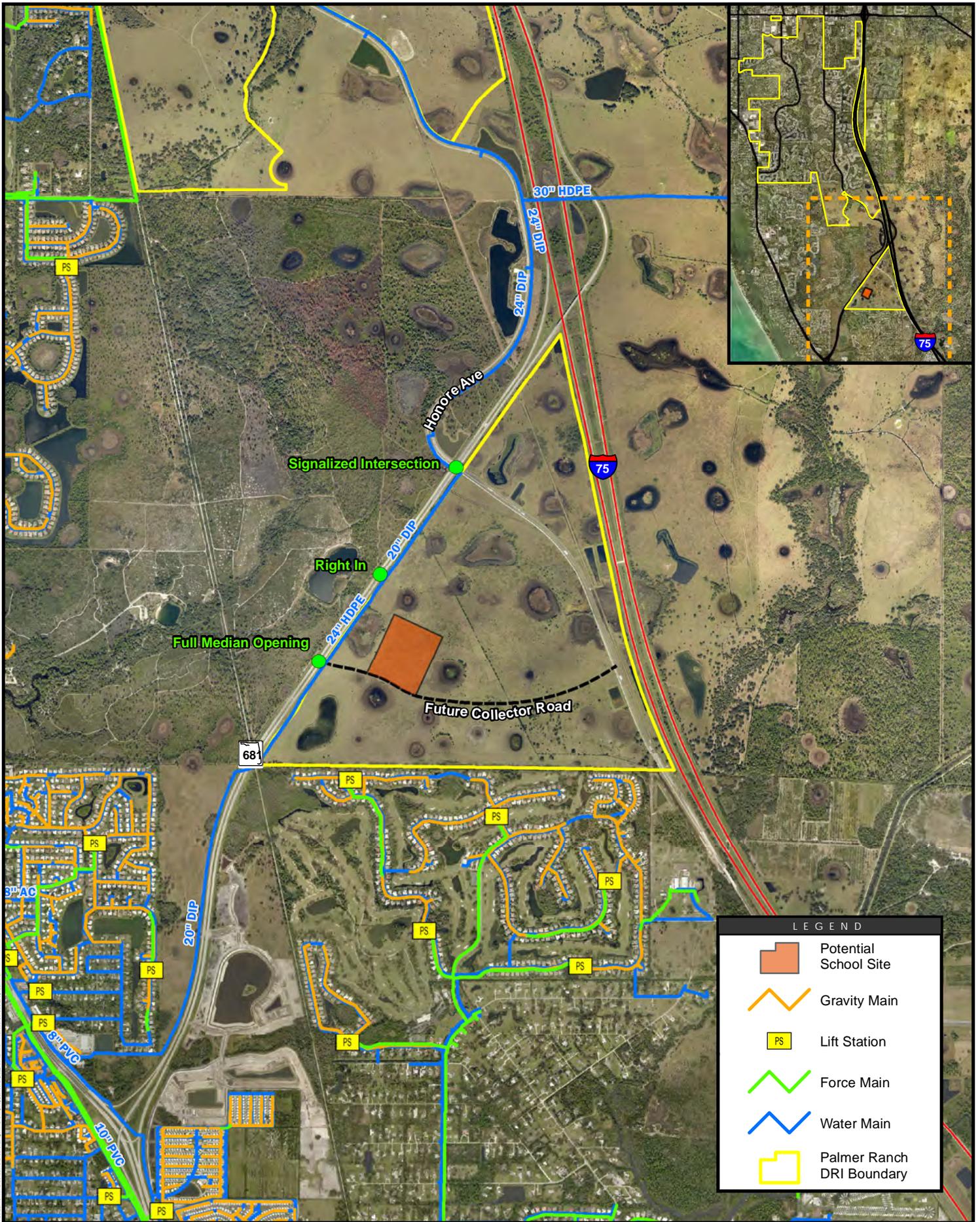
### LEGEND



FULL MEDIAN OPENING



RIGHT IN ONLY DRIVEWAY CONNECTION



**LEGEND**

-  Potential School Site
-  Gravity Main
-  Lift Station
-  Force Main
-  Water Main
-  Palmer Ranch DRI Boundary