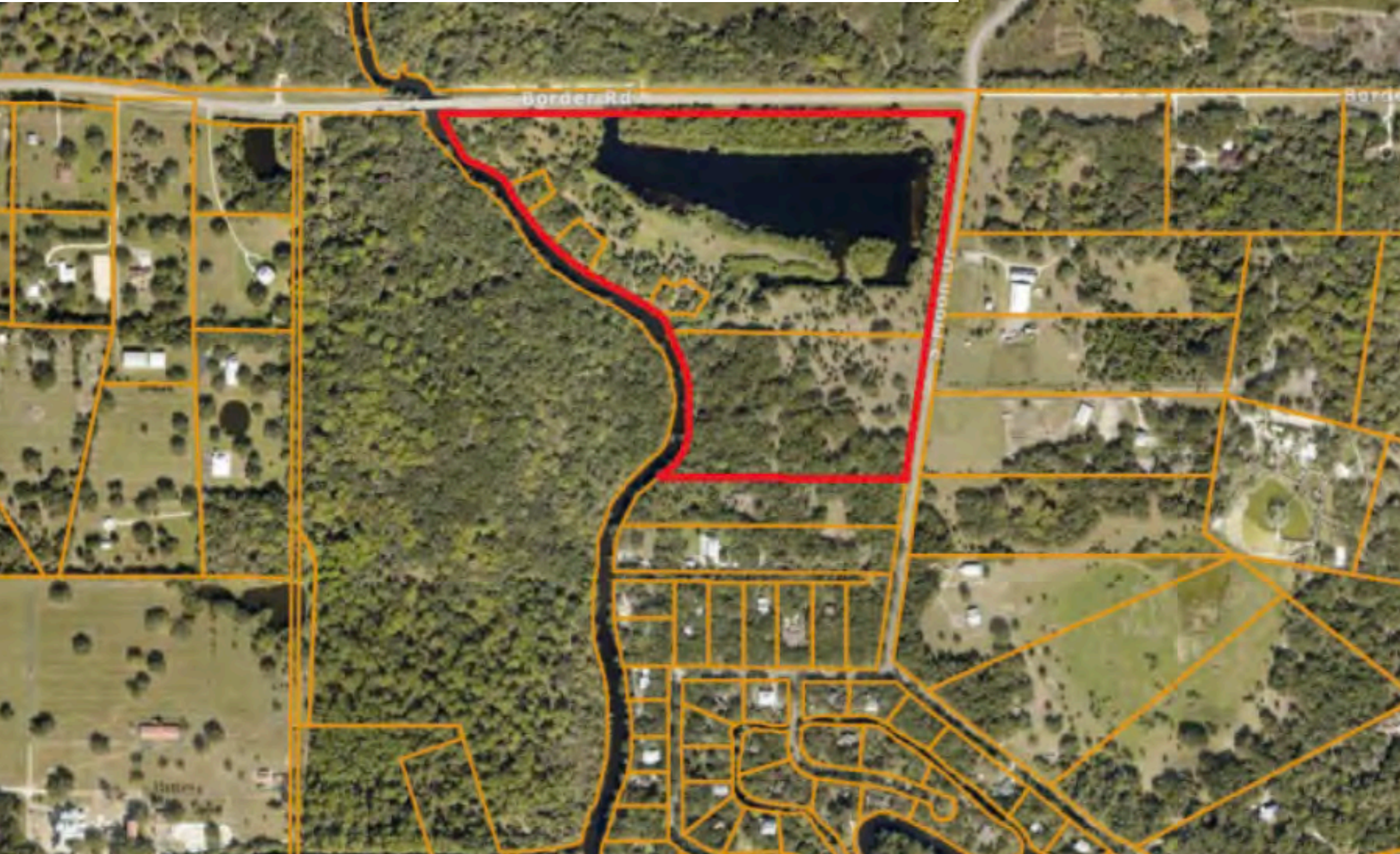


LANDIS (WATERFALLS OF VENICE)





Border Rd

C. Johnson Ct

Environmental Protection

- Needs Professional Environmental Report
- Have to map any grand trees
- **Please remove/relocate all construction proposals from the 220-foot Myakka River Protection Zone (MRPZ).** Sarasota County Comprehensive Plan ENV Policy 4.5.7 states, “Enforce the Myakka River Protection Zone regulations and all other County regulations designed to protect the Myakka River, and the wild and scenic nature of the River, and support the objectives of the state-approved Myakka Wild and Scenic River Management Plan, as amended.” **For lots equal to or greater than five acres, all nonresidential Principal and Accessory Structures shall be located no closer than 220 feet measured from the River Area;** see Sec. 54-1048(7)(b) of the Myakka River Protection Code (Chapter 54, Article XXXIII). The River Area means the corridor of land beneath and surrounding the Myakka River from river mile 7.5 to river mile 41.5, together with a corridor of land including the maximum upland extent of Wetlands vegetation as determined by the Department of Environmental Protection pursuant to F.S. ch. 373 and Florida Administrative Code Chapter 62-340.

LANDIS (WATERFALLS OF VENICE)

Approx 220' setback
affects ~ 49 sites,
store, etc.

SITE DATA

BACK-IN RV SITES

Luxury 00 csg - 90

PULL-THRU RV SITES

Luxury 00 csg - 68

TOTAL RV SITES = 158

STRUCTURES

- CLUBHOUSE - 1
- OFFICE/STORE/CHECK-IN - 1
- RESTAURANTS - 2
- CABINS - 26
- BATH-HOUSES - 2
- MAINTENANCE BLDG - 1
- PAVILIONS - 3

SITE AREA = 51.8 AC



Public Utilities

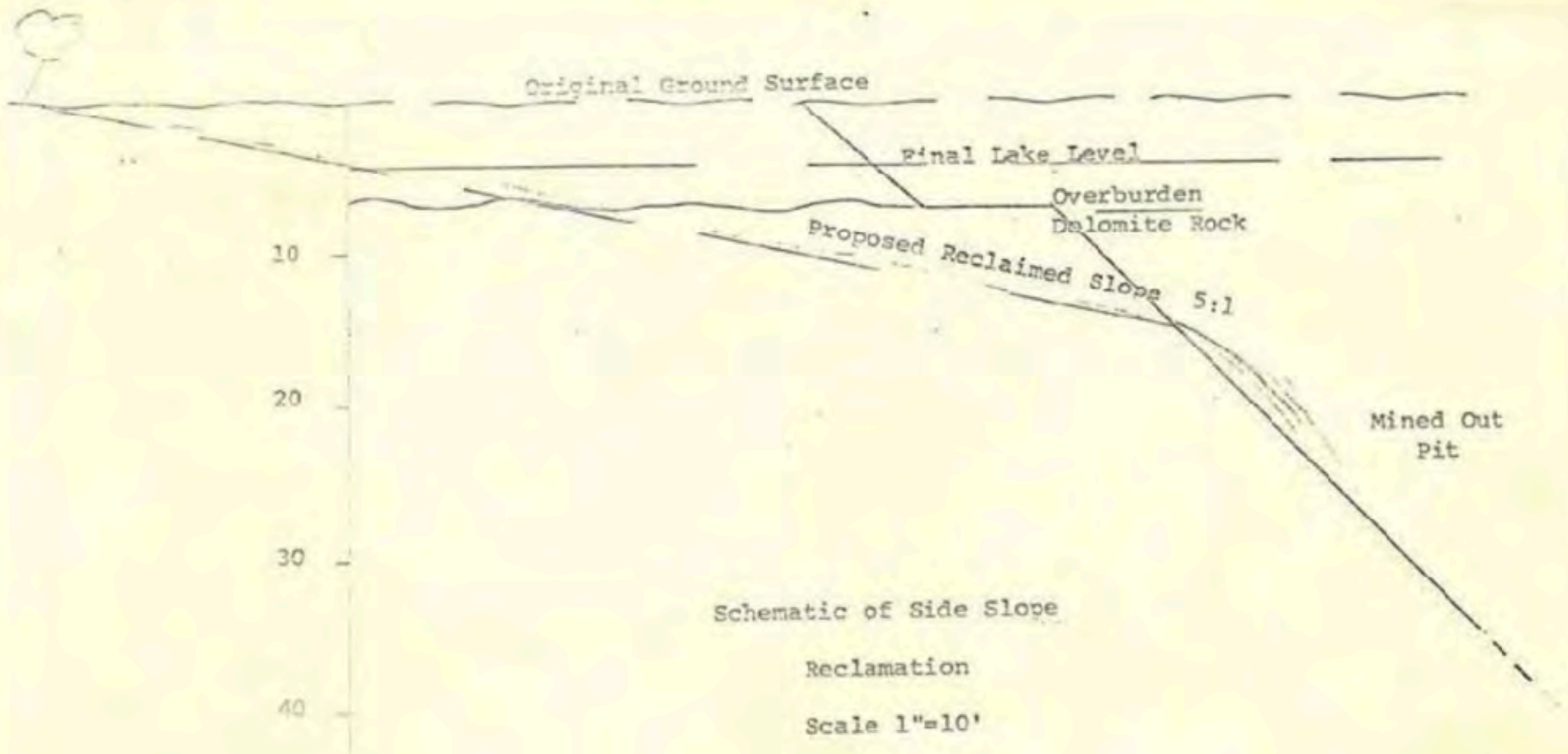
- Project is currently proposing connection to Sarasota County for potable water service. **Please be aware that the closest County-owned potable water main is located at the intersection of Border Road and Jacaranda Blvd, which is over 11,000 linear feet away from the proposed project.**
- Project is currently proposing a package plant for wastewater treatment. Developer will be required to discuss requirements and permitting process through FDEP for this facility.
- Project will be required to attain Site & Development (S&D), Utility Plan (UP) Review, and FDEP Water & Wastewater Permits for the required utility infrastructure, complete with an Equivalent Dwelling Unit (EDU) breakdown for the various proposed usages on the project, including Office, Clubhouse, RV spots, Cabins, Restaurants, Bathhouses/Restrooms, and Maintenance Building.

LANDIS (WATERFALLS OF VENICE)

Air and Water Quality

- Parcel ID 0731002010 appears to be used as a borrow pit starting in 1974. No mining records were found for this site. A quick review of readily available records found no information indicating the possible presence of environmental contamination. However, please be mindful of the requirements of Article 9, Section 124-174 of the Unified Development Code in the event that historic uses of the site may have resulted in environmental issues.
- The plan depicts a Water Treatment Maintenance Building. Be advised that if a domestic wastewater treatment system is being considered, a State of Florida Domestic Wastewater Facility Permit must be obtained.

LANDIS (WATERFALLS OF VENICE)



Did the “reclamation” ever take place?

LANDIS (WATERFALLS OF VENICE)

Land Development Services

- Please provide a boundary and topographic survey of the site which has been prepared with a current title search for easements, encumbrances and encroachments.
- Please include any applicable rezone Petition and/ or Special Exception stipulations on the plans.
- Please submit a draft sketch and description, closure report, and title report to Land Development Services for proposed public easements and existing public easements to be modified/vacated that are not to be recorded with a plat. Structures cannot be placed within easements absent permission or a subordination agreement from the easement beneficiary.
- Please provide 5-foot sidewalks on all abutting streets where sidewalks do not currently exist. Please provide a typical roadway section which is consistent with the UDC.

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LANDIS (WATERFALLS OF VENICE)

Land Development Services (continued)

- Roads providing access to development shall meet existing County standards. Please provide existing condition information for Moon Drive to determine if it meets County standards. Road improvements may be necessary.
- If the developer proposes to place private features or facilities within a County right-of-way (e.g., median enhancements, landscaping, lights, etc.), the developer must sign a maintenance agreement assuming responsibility for these proposed features.
- If phasing is considered or proposed for this development, please provide a phasing plan including clearly delineated phases. Each phase must be independent from a functional infrastructure perspective.

* Comply with all Unified Development Code (UDC) submittal standards

LANDIS (WATERFALLS OF VENICE)

Fire & EMS

- No objections, but
- Fire hydrants have to have fire flow calculations
- Hydrants can't be more than 200' from a detached dwelling
- Hydrants can't be more than 800' apart
- Have to show turning radius for fire trucks
- Emergency Services must have access to all gates
- Water mains and hydrants have to go in first
- 20' wide roads that can handle 38 tons
- Fire department access from the start
- No blocking by construction vehicles or dumpsters
- Must comply with the 7th edition of the Florida Fire Prevention Code

LANDIS (WATERFALLS OF VENICE)

Planning

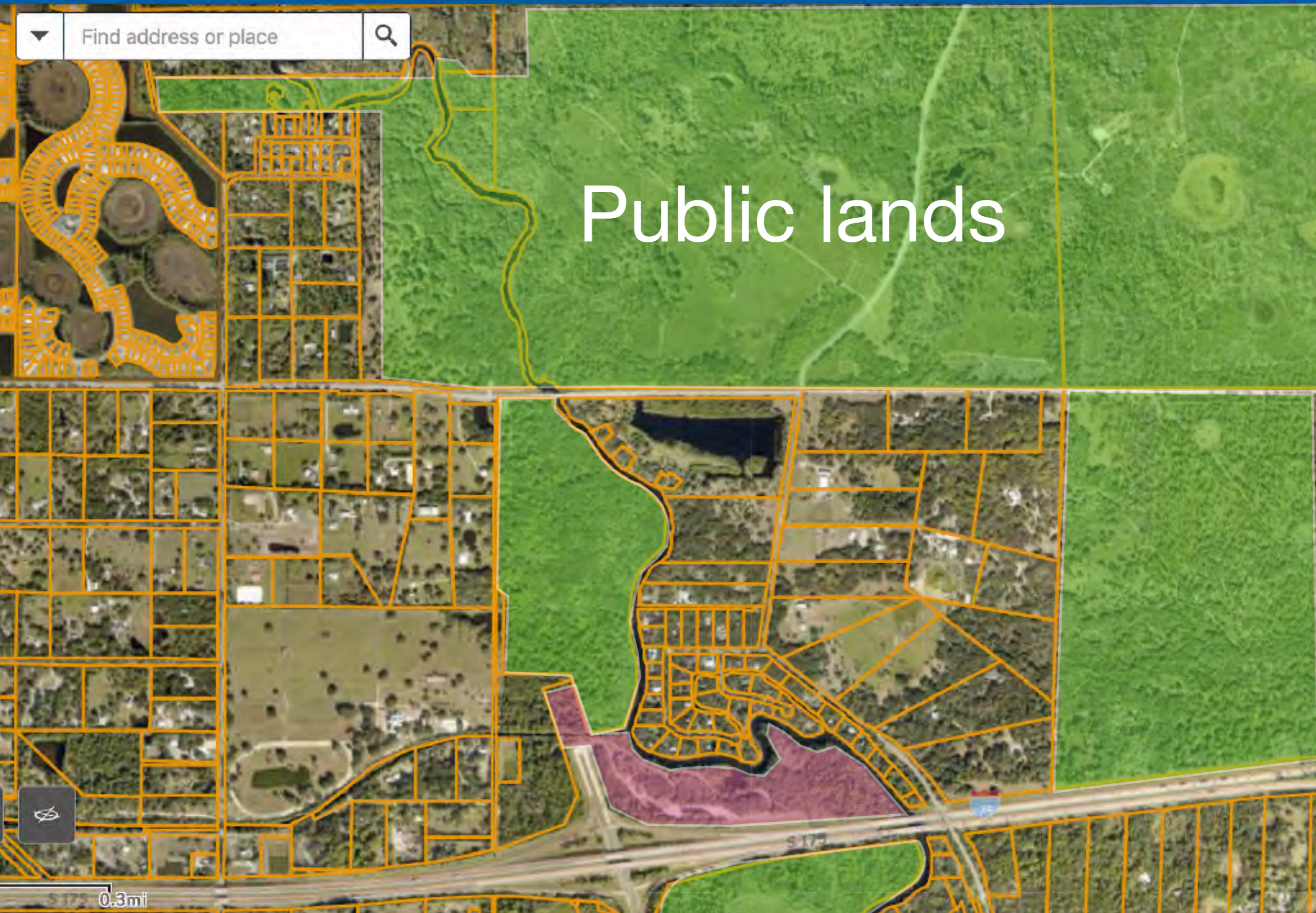
- Requires Special Exception for Recreational Vehicle Park in OUR zone 2
- Please provide a Binding Development Concept Plan for the Special Exception for the Place of Worship meeting the standards shown on the application.
- A neighborhood workshop is required.
- Please follow the requirements of the Development Concept Plan Checklist.
- Include a detailed narrative with your application explaining your proposed use. **Explain the history of land use and zoning of the subject and nearby properties. Explain how the proposed use is compatible with existing and planned nearby uses.** Clearly identify the size and location of all existing and proposed structures, those to remain and those to be removed or newly built. Describe proposed areas to be used for events, access, parking and open space.

LANDIS (WATERFALLS OF VENICE)



▼ Find address or place 🔍

Public lands



0.3mi

S 175

Planning (continued)

- Provide a list of applicable Comprehensive Plan policies. **Provide specific details of the development that demonstrates consistency with applicable policy, and/or how each policy is advanced or implemented by the request.** Describe how the proposed development is consistent with the Future Land Use Map designation.
- Provide signature(s) of the current owner(s) or appropriate signature authority and disclosure on the Ownership Disclosure forms. Provide contract purchaser information and signature(s).

LANDIS (WATERFALLS OF VENICE)

Department of Health

- If a well, has to meet Public Drinking Water System Standards

Historical Resources

- A Cultural Resource Assessment Survey is required
- Has to be done between November and April

Landscape

- Show all landscape buffers width and opacity
- **Must comply with the conditions of Myakka River Wild and Scenic Protection Zone (MRPZ)**

LANDIS (WATERFALLS OF VENICE)

Zoning

- Property falls within the Myakka River Protection Zone and must comply with Article 7, Section 124-102(5) of the Unified Development Code (UDC) which only allows primitive camping.
- As outlined in Article 8, Section 124-153, **all amenities are for campground visitors only, not the general public** . In addition, amenities shall not be visible from any street outside of the park. Setbacks are 100' from any public street, not accessible from a public street.
- Special Exception will require a binding development concept plan. If the amenities are permitted going forward, please provide square footage of all amenities and height of each on the plan. If a well, has to meet Public Drinking Water System Standards

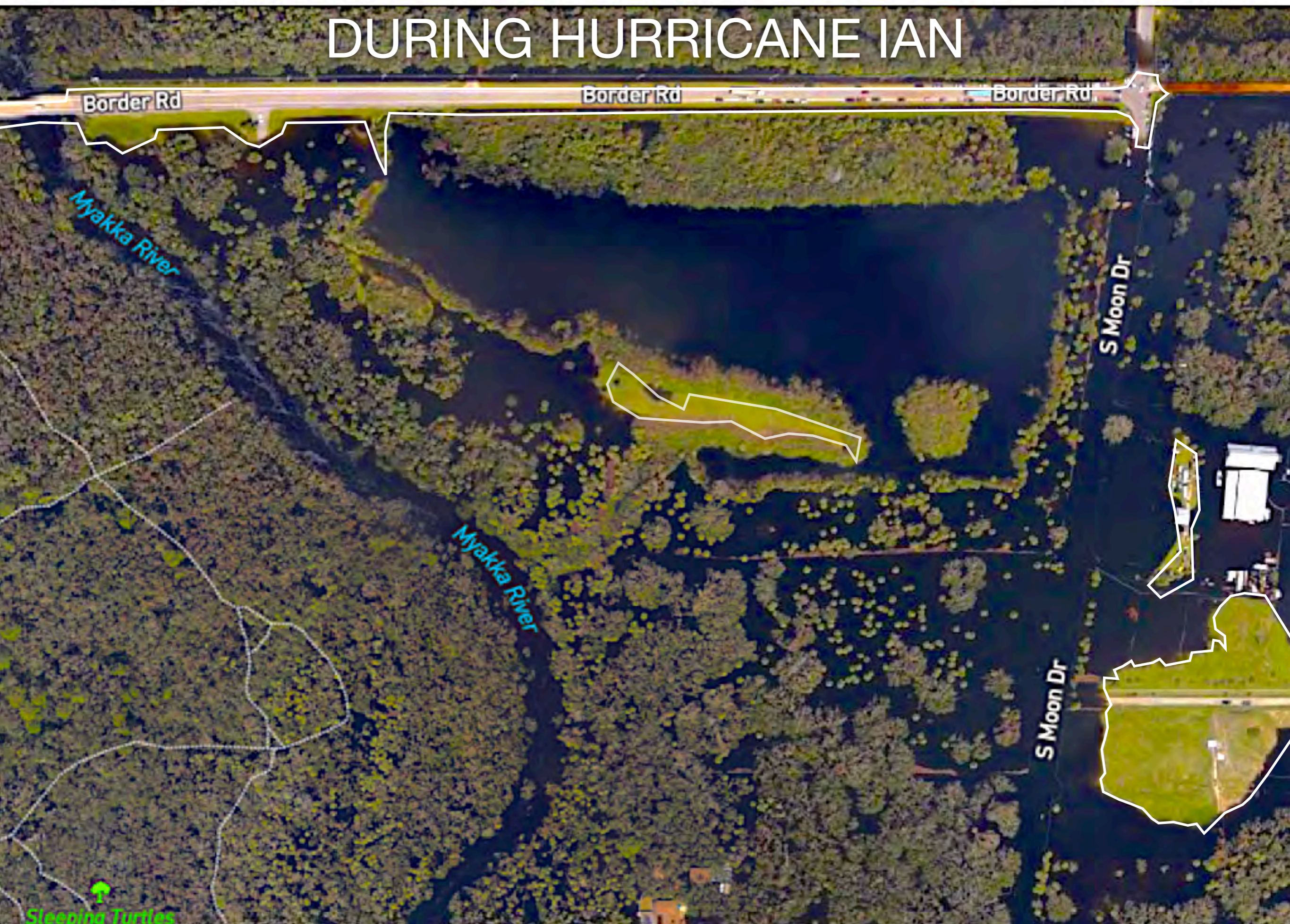
LANDIS (WATERFALLS OF VENICE)

Stormwater

- Approximately 95 percent of the site is located in FEMA Zone A designated as areas within the one percent annual chance floodplain (100-year floodplain) with no base flood elevations (BFE) determined.
- Please acknowledge that the site is located in the Myakka River Drainage Basin within the Lower Myakka River Watershed and is in the local community flood hazard areas (CFHA) designated as areas within the one percent annual chance floodplain (100-year floodplain). **The BFE is determined as 12.1 feet NGVD29 (11 feet NAVD88). The entire site is within the 100-year floodplain.**
- Please coordinate with both the Planning and Development Services Department and the Stormwater Division to schedule a Stormwater Methodology Meeting .Please provide the following site data area totals: (1) Existing Impervious Area, (2) Existing Impervious Area to be Removed, (3) New Impervious Area, and (4) Total Net Impervious Area (+ or -).
- Please clearly label all existing and proposed buffers and easements

LANDIS (WATERFALLS OF VENICE)

DURING HURRICANE IAN



Border Rd

Border Rd

Border Rd

Myakka River

Myakka River

S Moon Dr

S Moon Dr

Sleeping Turtles

Department of Health

- If a well, has to meet Public Drinking Water System Standards

Historical Resources

- A Cultural Resource Assessment Survey is required
- Has to be done between November and April

Landscape

- Show all landscape buffers width and opacity
- **Must comply with the conditions of Myakka River Wild and Scenic Protection Zone (MRPZ)**

Transportation Planning

- Show the location of the sidewalk along Border Road and S. Moon Drive.
- The easternmost access to Border Road shall align with the existing driveway on the opposite side of the road or be separated by 150 feet
- Gated entries shall be designed to stack three vehicles

LANDIS (WATERFALLS OF VENICE)

END



RECORDED
FLOOD
LEVEL 6

JUN 11

JUN 92

SEPT 88

SEPT 01

SEP 88

MAY 81

MAY 90

NOV 81

AUG 90

DEC 8

JUL 8



JUN 03

JUN 92

SEPT 88

SEPT 01

08