

Subject: KEEP THE COUNTRY...COUNTRY HI HAT RANCH CPA-2019-D DON'T FORGET TO RESERVE SIGNS. THEY NEED TO POP UP LIKE MUSHROOMS.

From: Becky Ayech <miakka1945@gmail.com>

Date: 2/13/2021, 5:58 PM

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FOR THE SUBJECT LINE PUT KEEP THE COUNTRY...COUNTRY CPA-2019 SCHOOLS AND REGIONAL SPORTS COMPLEX.

March 23 is the date the BOCC will decide on Hi Hat Ranch's request to change the overlay from Hamlet to Village.

This is the second in a series to provide factual information to the County Commissioners so they may DENY CPA-2019-D. As before, PLEASE use your social media contacts to get the word out and ask others to contact the Commissioners:

Mike Moran, mmoran@scgov.net; Nancy Deter, ncdeter@scgov.net; Al Maio, amaio@scgov.net; Christian Ziegler, ziegler@scgov.net; and Ron Cutsinger, rcutsinger@scgov.net. You will also want to copy planner@scgov.net; tdary@scgov.net and andjhunt@scgov.net. It is better to send each one an individual email rather than cc everyone.

I am pasting into this email the attachment so you can utilize the one that is more useful to you. Again, feel free to use everything in the email or just the red sections or a combination of both. If you want to add additional factual information, please cite the source.

Happy Valentine's Day!
Becky

Hi Hat Ranch contends that changing the Hamlet designation to a Village designation “promote(s) consideration of locating amenities of **County-wide** benefit within the Hi Hat property, such as a **Regional park** or **High School**, which are **existing needs** that have been identified by the appropriate County staff.¹ (emphasis added).

Hi Hat is saying they need to change the designated overlay of **1,200** to accommodate “a potential site for a **150 acre±** combination regional sports complex and school site within the boundaries of Hi Hat Ranch.²

Villages are a collection of Neighborhoods that have been designed so that a majority of the housing units are within a walking distance or ¼ mile radius of a Neighborhood Center. **Villages shall be supported by internally designed, mixed-use Village Centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of Village residents). The minimum size of a Village is intended to be sufficient to support a public elementary school.** (Emphasis added)³.

Mr. Turner, testifying before the Planning Commission that this school site would preclude them from having to build the require number of elementary schools required by RMA 2050, i.e., a public elementary school for each Village.

“The District has some capacity at the high school level, but it is likely that there will be a need for an additional high school over the next ten years...”⁴

There is no imminent need for a high school, just likely a need.

Village Planned Development District (VPD) Zoning Standards (3)(d)(1)

Village Size. The minimum size of a Village has been designed to be sufficient to support a public elementary school of 800-student enrollment. (emphasis added)

Projects may be less than 1,000 acres of Developed Area, provided the first Rezoning and Master Land Use Plan for each of the North, Central, and South Village Areas as designated on Figure RMA-3, shall be of sufficient size to be deemed a Development of Regional Impact (DRI) under the standards of Section 380.06

of the Florida Statutes as they existed on January 1, 2014, and shall include the identification of:

- i. An elementary school site;

Mr. Turner cannot substitute one High School and a Regional Sports Center for the elementary schools required by RMA 2050.

It is unclear how many Villages will be located on Hi Hat Ranch.

Under the Land Use information request in the Master Development Plan application, Hi Hat states “The total number of Villages planned for the development is uncertain at this time and will be determined as each incremental VPD rezone process. However, Hi Hat Ranch will ultimately include approximately 2 to 4 Villages.”⁵

An analysis utilizing the Sarasota Tax Records, shows the average size of an elementary school as an average size of 27.8 acres. The largest size being Laurel Nokomis at 56.9 acres and then Oak Park at 55.84 acres and the smallest of 6.41 acres for Bay Haven and 7.78 acres at Southside. Three schools’ acreage could not be determined. The average size is 27.8 acres. The newer schools are requiring larger acreage, 56 to 57 acres. Using the average of 27.8 acres per school, Hi Hat, as required by RMA 2050, would have to set aside 55.6 acres to 111.2 for the 2-4 Villages. Using the larger acreage, the 2 -4 Villages would require between 112 – 224 acres.

The set aside of 50 acres, as proposed by Hi Hat Ranch doesn’t even come close to the required amount of land for schools unless only one village is built.

Villages shall be supported by internally designed, mixed-use Village Centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of **Village residents**) (emphasis added).

The proposed High School and Regional Sports Center are NOT for the Villagers.

Based on the projected number of entitlements anticipated for Hi Hat, this requires 296.6 acres of park facilities within the project boundaries.⁶

At final buildout, the development shall have the appropriate number and sized recreational facilities suitable to meet the needs of the residents.⁷

Several parks are located within the vicinity of Hi Hat Ranch, ...These parks provide a range of amenities to county residents.⁸

Following each Village rezone, Neighborhood Plans will be submitted for staff’s review, where even more definition can occur that will indicate the types of park facilities that will be provided in each park location.⁹

The need for sports centers that service the Village residents will be determined at that step of the process.

One of the RMA Ideals is to reduce automobile trips.¹⁰

Building a High School and Regional Sports Park will not reduce automobile trips. It will encourage automobile trips from people who DO NOT live in the Village.

Therefore, the conversion of 1,200 acres from Hamlet to Village is not needed for a ‘likely’ High School or a Regional Sports Center that does not serve the Village residents.

CPA-2019-D does not comply with Sarasota county’s Comprehensive Plan.

DENY this request.

¹ Hi Hat Ranch Master Development Plan page 89.

² Ibid page 62.

³ VOS Policy 1.2.a Villages.

⁴ Master Development Plan page 62.

⁵ Ibid. page 72.

⁶ Ibid. page 62.

⁷ Ibid page 63.

⁸ Ibid page 66.

⁹ Ibid page 66.

¹⁰ Policy RMA1.1 Resource management Area ideals (RMA Ideals).

— Attachments: —

2nd BOCC email comments re Hi Hat Ranch CPA-2019-D.docx

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