



Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, Florida 34240
Tel: 941-907-6900

NEIGHBORHOOD WORKSHOP

DATE: Tuesday, December 1, 2020
TIME: 6:00 PM
PLACE: Virtual Meeting via Teams
CONTACT: Shelley Hamilton, Senior Planner, STANTEC (941-914-6418)

The Agents, Mr. James A. Paulmann and Ms. Shelley E. Hamilton, representing the CLIENT, Hi Hat Ranch, LLLP and their partners, will be holding this workshop to discuss the following applications for the Hi Hat Ranch, LLLP property. This is 2nd such Neighborhood Workshop, given that there has been too much time between the first workshop (June 4, 2019) and the scheduled Planning Commission meeting (approximately mid-December 2020). If you are receiving a notice of this Neighborhood Workshop, you will also be notified of the public hearings when they are scheduled.

The applications are as follows:

- An application for a Master Development Plan for approximately 9,943 acres to be developed as a 2050 Village project with approximately 13,500 dwelling units and 450,000 square feet of commercial development. This application was filed with Sarasota County pursuant to Ordinance 2018-016 that contemplated a two-step process, and a future rezoning will be required before any development may proceed on the property;
- An application for a Comprehensive Plan Amendment to:
 - change the designation on approximately 1,258 acres from Hamlet to Village on the RMA-3 map of the Sarasota 2050 RMA of the Sarasota County Comprehensive Plan (Chapter 8);
 - move the Countryside line on the RMA-2 map of the Sarasota 2050 RMA of the Sarasota County Comprehensive Plan (Chapter 8) to correspond to the proposed changes from Hamlet to Village; and
- Amend any such other language in the Comprehensive Plat and the Unified Development Code as ay be appropriate for consistency with the changes referenced above.

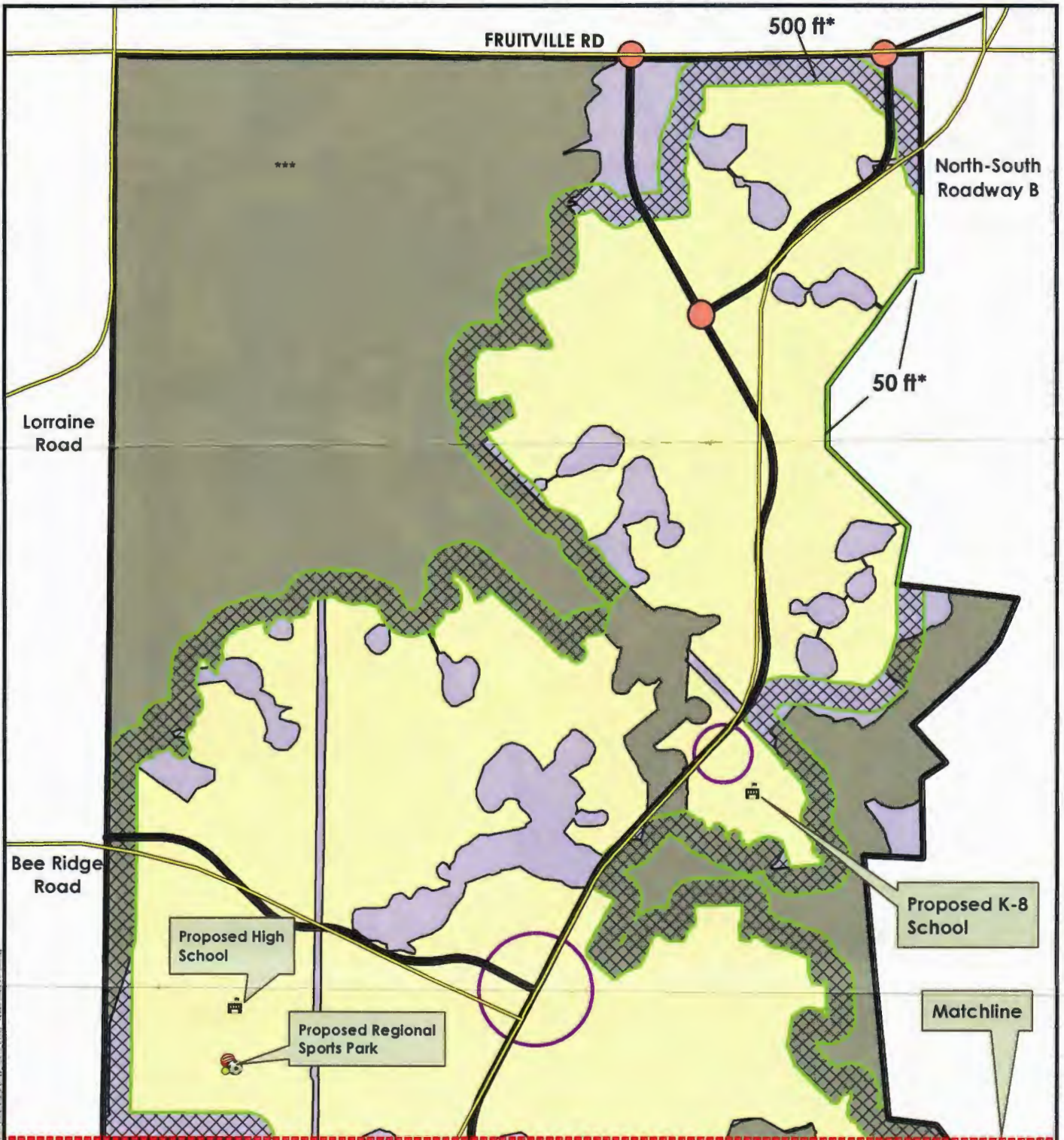
The proposed changes to the Comprehensive Plan and current draft of the proposed Master Development Plan are attached for your review. Also, attached is an aerial showing the location of the property.

Please visit the following:

TEAMS Meeting:

<https://bit.ly/353pT1a> or call-in #1-833-436-6264 (Toll Free)

The workshop presentation will begin at 6:00 PM on December 1, 2020 with an opportunity to ask questions via Teams **following** the presentation by the CLIENT and Sarasota County. The purpose of the meeting is to inform neighboring residents of the nature of the proposal, discuss the plan and seek comments from the residents. For more information, visit <http://www.scgov.net/PlanningServices/Pages/Workshops.aspx>.



LEGEND

- Project Area (~9,959.8 Acres)
- Proposed School
- Proposed Regional Sports Park
- Proposed Road
- Proposed Road Alternative
- Conceptual Village Centers
- Conceptual Roundabout Intersections
- Greenbelt
- Greenway (~3,157.3 Acres)
- Open Space** (~2,298.7 Acres)
- Developed Area (~4,503.8 Acres)

*Width of Greenbelt at labeled location

**Open Space acreage does not include certain Greenway areas mapped as High Ecological Value (HEV) or supporting improved pastures or other agricultural lands as provided by UDC Section 124-271 (1)(2)a.2 and 3, respectively.

***A borrow pit(s), not to exceed 250 acres, shall be an allowable permitted use at the general location indicated. Any proposed borrow pit earthmoving operation shall be subject to the review and approval by the Sarasota County Board of County Commissioners and other regulatory agencies with jurisdiction.

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Notes:
1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 9802 Feet
2. Source data: Stantec Field Staff
3. Accuracy: N/A

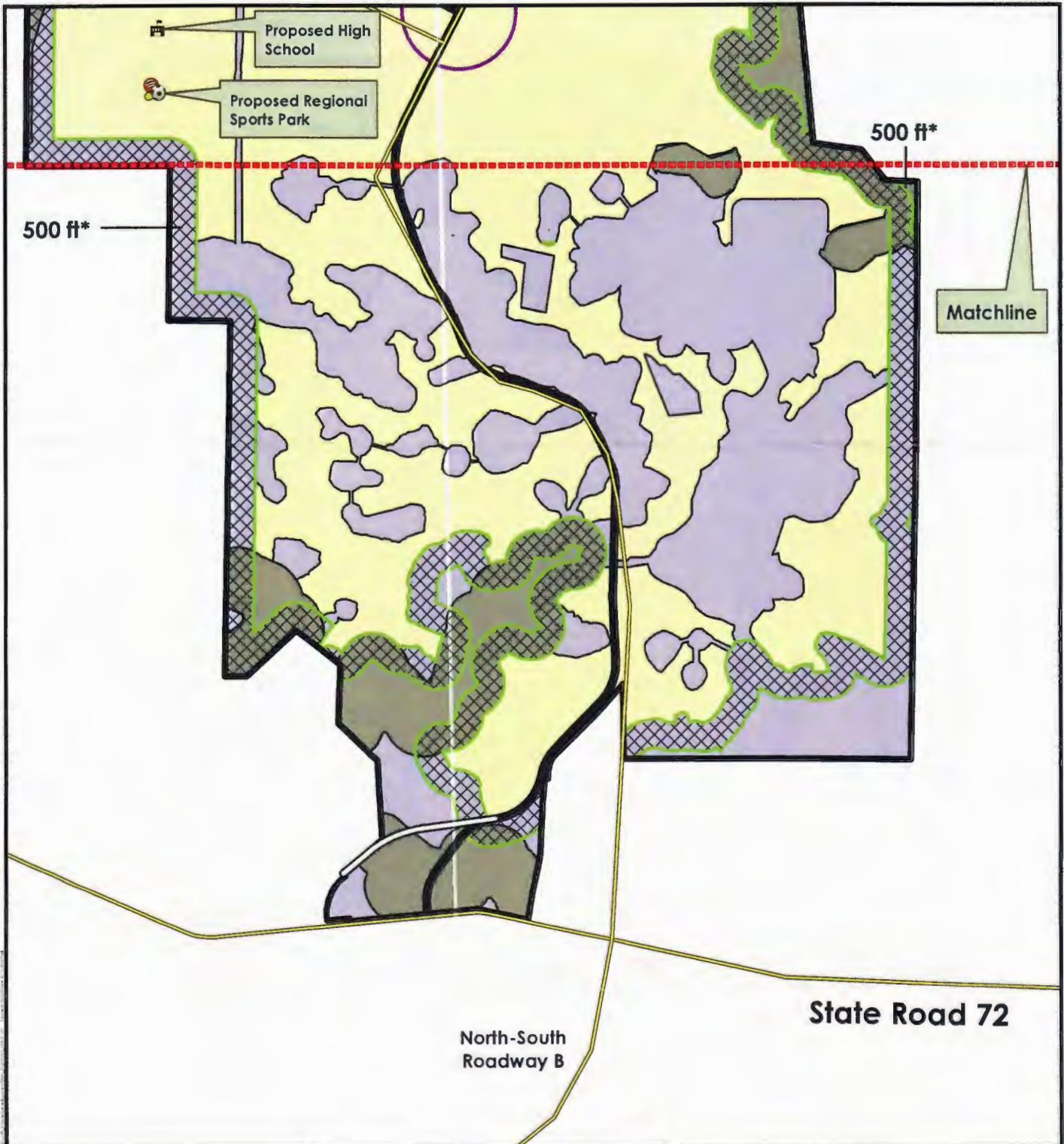
Map C-3 Master Development Plan
North
Hi Hat Ranch
 January 2020

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1:250 0 1:250 Feet

Prepared by: JH 02/20/20
 Technical Review: JH 02/24/20
 Project Manager: JH 02/24/20





LEGEND

- | | |
|-------------------------------|------------------------------------|
| Project Area (~9,959.8 Acres) | Conceptual Village Centers |
| Proposed School | Conceptual Roundabout Intersection |
| Proposed Regional Sports Park | Greenbelt |
| Proposed Road | Greenway (~3,157.3 Acres) |
| Proposed Road Alternative | Open Space** (~2298.7 Acres) |
| | Developed Area (~4503.8 Acres) |

*Width of Greenbelt at labeled location

**Open Space acreage does not include certain Greenway areas mapped as High Ecological Value (HEV) or supporting improved pastures or other agricultural lands as provided by UDC Section 124-271 (1)(2) a.2 and 3, respectively.

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Map C-3 Master Development Plan
South
Hi Hat Ranch
 January 2020

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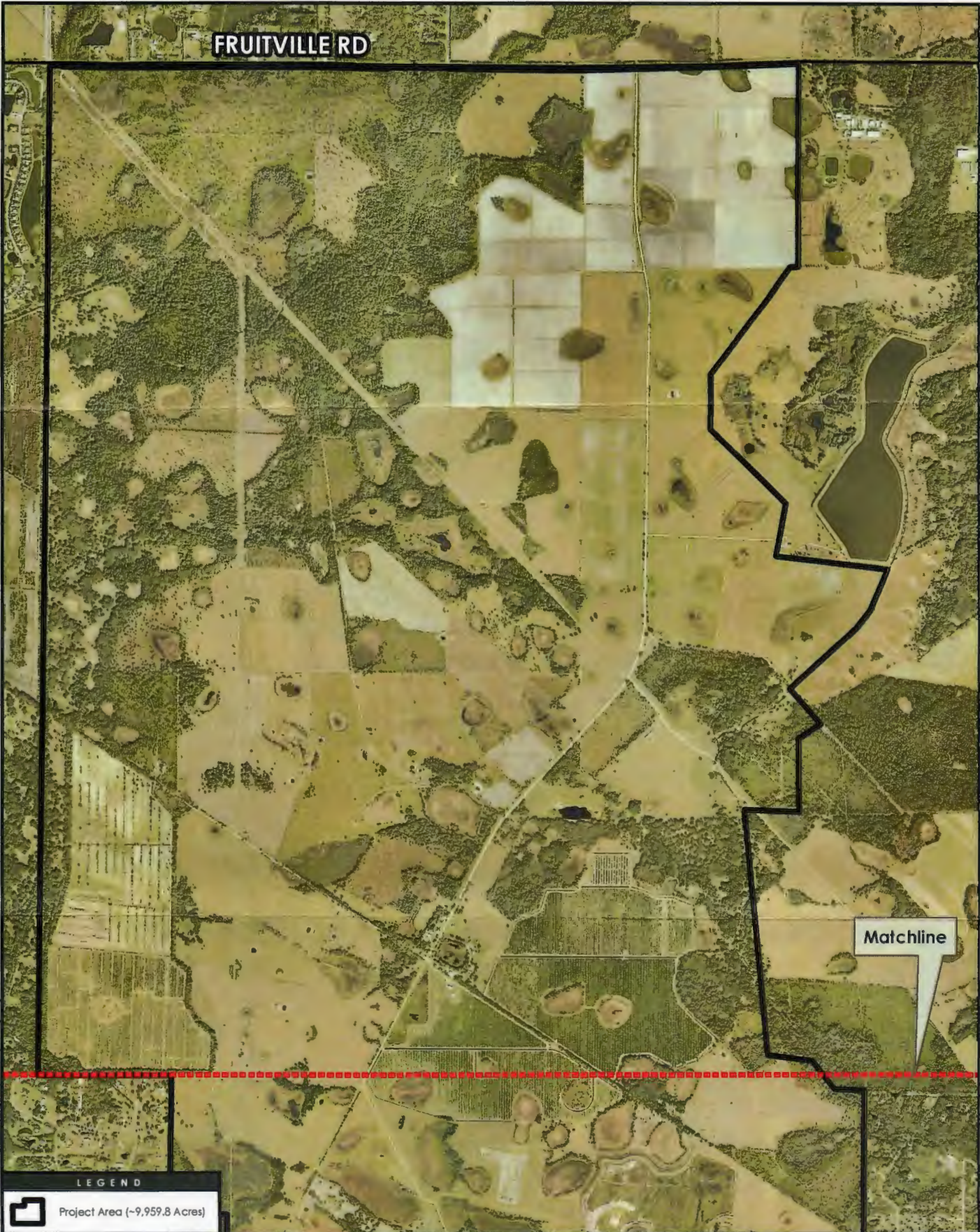
1:250 0 1:250 Feet



Prepared by: JAC/2/20/19
 Checked by: JAC/2/20/19
 Date: 02/20/19

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 Notes:
 1. Coordinate System: NAD 1983 StatePlane Florida West 1875 FWS 7 feet
 2. Source data: Stantec Field Staff
 3. Imagery: N/A

FRUITVILLE RD



Matchline

LEGEND



Project Area (~9,959.8 Acres)

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Notes:
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2. Source data: Stantec Field Staff
3. Imagery: GeoEye/GeoEye 2015, © Orthoimagery

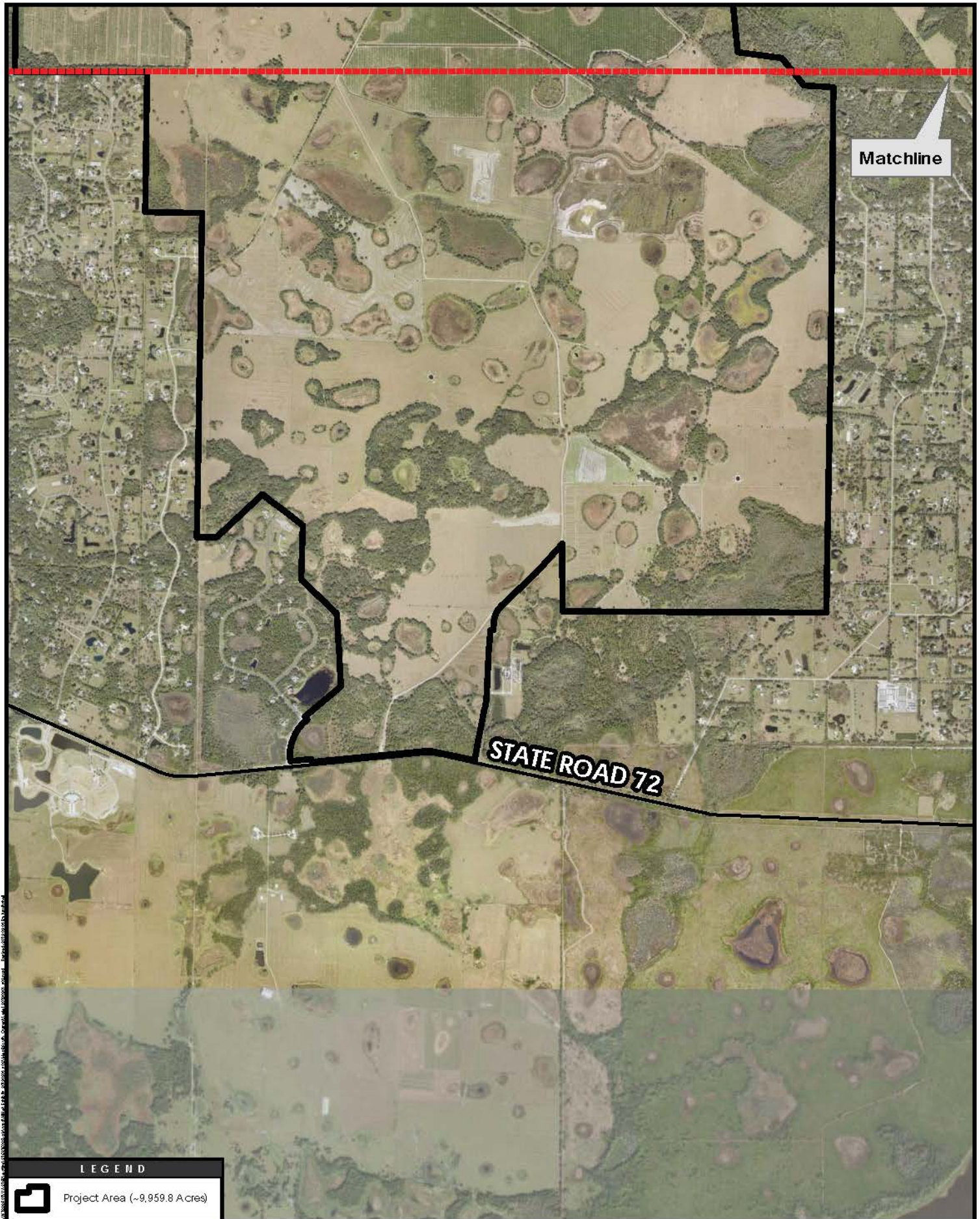


Map B Current Aerial - North
Hi Hat Ranch
September 2019

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Prepared by: JH Qu/Zar
Technical Review by: JH Qu/Zar
Professional Review by: JH Qu/Zar



Matchline

STATE ROAD 72

LEGEND



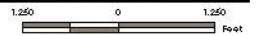
Project Area (~9,959.8 Acres)

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- Note:
1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 9602 Feet
 2. Source Data: Aerial Photo
 3. Imagery Source: County GIS if Orthophoto

Map B Current Aerial - South
Hi Hat Ranch
September 2019

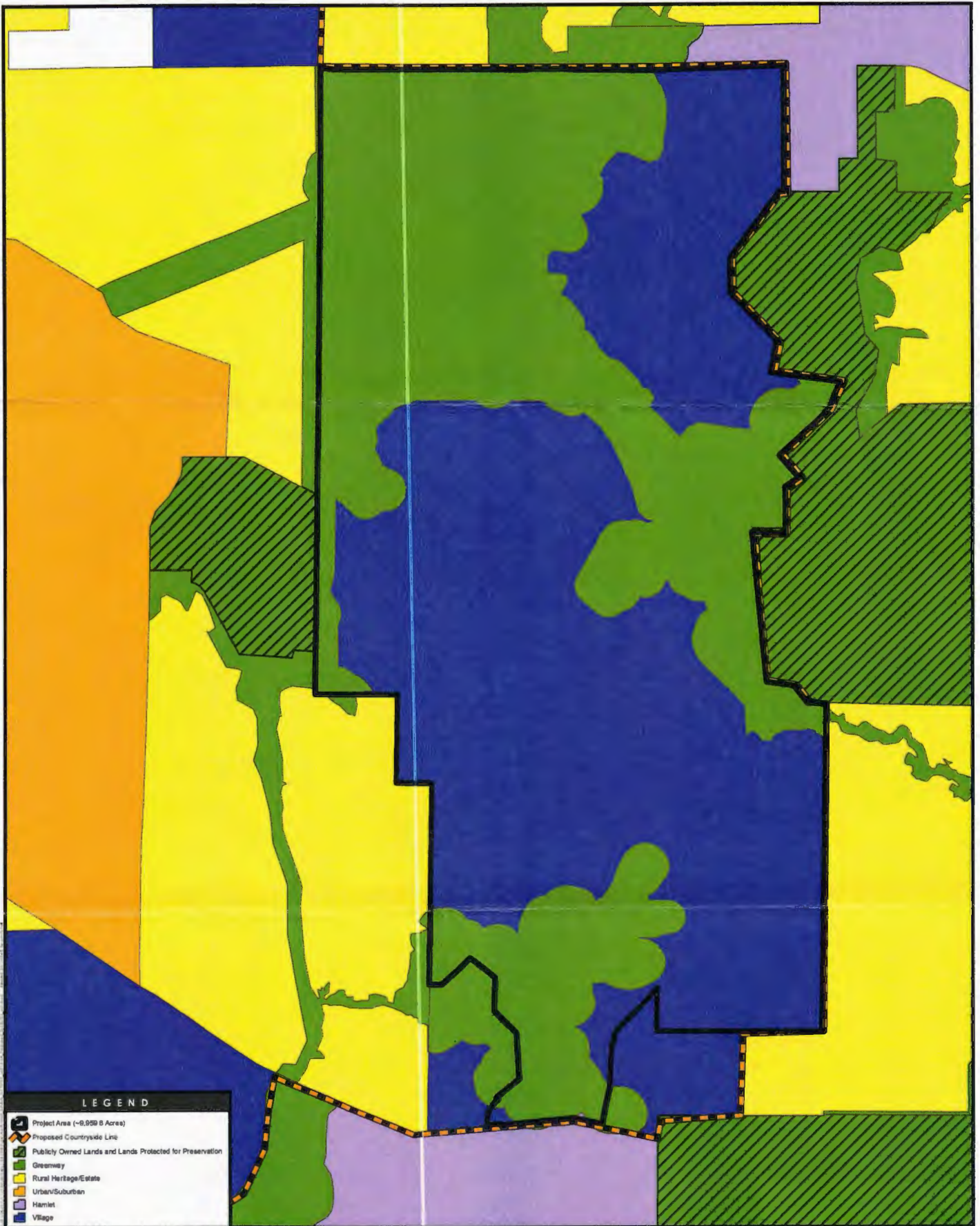
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


Prepared by: JH 09/28/19
Reviewed by: JH 09/28/19
Independent Review by: JH 09/28/19



10/28/2019 10:58:58 AM C:\Users\jshelton\OneDrive\Documents\Map B Current Aerial - South\Map B Current Aerial - South.aprx



LEGEND

-  Project Area (~8,959.8 Acres)
-  Proposed Countryside Line
-  Publicly Owned Lands and Lands Protected for Preservation
-  Greenway
-  Rural Heritage/Estate
-  Urban/Suburban
-  Hamlet
-  Village

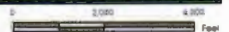
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Notes:
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 2. Source Data: Stantec Staff
 3. Imagery: N/A

Sarasota County RMA-3 Proposed Resource Management Areas

Hi Hat Ranch
 September 2019

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Prepared by: All Oct/2019
 Technical Review by: JH Oct/2019
 Approved by: SP Oct/2019

