



**Stantec Consulting Services Inc.**  
6920 Professional Parkway  
Sarasota, Florida 34240  
Tel: 941-907-6900

July 6, 2023

Via: E-mail

File: 215618317

Sarasota County Planning and Development Services  
1660 Ringling Boulevard. 1<sup>st</sup> Floor  
Sarasota, Florida 34236

**Attention: Planner of the Day**

**Reference: Pre-application Meeting Request for Hi Hat Village 1 Rezone**

Dear Planner of the Day,

Attached, please find our Pre-Application Meeting request for the Hi Hat Village 1 property, located generally south of Fruitville Road, east of Lorraine Road, and north of Clark Road in Sarasota County, FL. The Subject Property is approximately 2,070.8± acres and consists of the following Parcel IDs: 0271001000 (Portion of), 0247001010, 0229001010 (Portion of), 0273001000 (Portion of), 0227001000 (Portion of), 0251001000 (Portion of), 0253001000, 0253002000, 0247001020, 0249001000 (Portion of), 0247001000, and 0229001000 (Portion of). We are requesting to be placed on the next available DRC agenda. The fee of \$350.00 will be submitted prior to our meeting date.

The Hi Hat Village 1 property is within the Village and Greenway Resource Management Areas and is governed by the Hi Hat Ranch Master Development Order (see attached O2021-008). The Applicants, Pulte Home Company, LLC and Lennar Homes, LLC., are requesting to rezone the Subject property from Open Use Rural (OUR) and Open Use Estate (OUE-1) to Village Planned Development (VPD) in order to develop 3,000 dwelling units, located within six (6) neighborhoods.

The requested rezone will support the implementation of a Village Planned Development in an area of the County experiencing high residential demand and growth. The proposed Hi Hat Village 1 is compatible with adjacent existing and proposed development, including several VPDs, parks and recreational areas, and schools and will work together to create an efficient, well-rounded area of the County.

Please contact our office should you have any questions or require any additional information.

Sincerely,

**Stantec Consulting Services Inc.**

A handwritten signature in blue ink, appearing to read "JAP", written over a horizontal line.

James A. Paulmann, FAICP  
Vice President Community Development  
Phone: 941-907-6900 Ext 269  
E-mail: jim.paulmann@stantec.com

Attachment: (1) Pre-Application General Information Form (2) Aerial Exhibit (3) Non-Binding Development Concept Plan (4) O2018-015 (5) O2021-007 (6) O2021-008

Design with community in mind

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## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### PROJECT INFORMATION

Project Name Hi Hat Village 1  
Short Legal (General location) north of SR-72, south of Fruitville Rd, east of Lorraine Rd  
Acres (Total site) 2,070.8±  
Parcel Identification (PID) Numbers (note partial PIDs) See Attached narrative  
Address Bee Ridge Road at Lorraine Road

#### Existing and Previous Use of Land

What are the existing uses on this property? Vacant/Agricultural  
What are the previous uses on this property? Vacant/Agricultural

#### APPLICATION TEAM

##### Agent

Name Jim Paulmann FAICP/Lisa Chiblow AICP Company Stantec Consulting Services Inc.  
Address 6920 Professional Pkwy, Sarasota FL 34240-8414  
Email jim.paulmann@stantec.com/lisa.chiblow@stantec.com  
Phone numbers: Office 941-907-6900 Cell \_\_\_\_\_

##### Owner

Name Hi Hat Ranch LLLP Company \_\_\_\_\_  
Address 11708 Fruitville Rd, Sarasota FL 34240-9372  
Email Contact Agent  
Phone numbers: Office Contact Agent Cell \_\_\_\_\_

##### Contract Purchaser and Applicant

Name Dave Truxton, VP Land Acquisitions Company Lennar Homes, LLC.  
Address 14544 Arbor Green Trail, Bradenton, FL 34202  
Email dave.truxton@lennar.com  
Phone numbers: Office 941-348-0404 Cell \_\_\_\_\_

##### ~~Other Team Members~~ Contract Purchaser and Applicant

Name Michael Woolery, VP Land Acquisition Company Pulte Home Company, LLC.  
Address 501 North Cattlemen Road, Suite 106, Sarasota, Florida 34232  
Email michael.woolery@pultegroup.com  
Phone numbers: Office 239-495-4800 Cell \_\_\_\_\_



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### APPLICATION DETAILS

##### Application Type

- Private  
 Public (County-Initiated)

##### Type of Request

- RZ (Rezone)  
 SE (Special Exception)

**\*\*MUST INCLUDE\*\*** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)2a.)  
(Maximum of 255 Characters)

The Applicant requests a Rezone to Village Planned Development (VPD) for the Subject Property in order to develop up to 3,000 dwelling units and associated amenity facilities.

Note other Applications that will be processed concurrently with this Application:

- Comprehensive Plan Amendment (CPA)  
 Critical Area Plan (CAP) Amendment  
 Zoning Text Amendment (ZTA)

#### PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- N  
 Y

Previous Petition Numbers:

O2018-015, O2021-007, O2021-008

List other previous approvals (variances, alternative parking plans):

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.



# Step 1 – PRE-APPLICATION

## Part A – Pre-Application (DRC Meeting) General Information Form

### ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

#### Zoning Districts

##### Existing

- 1. District OUR
  - a. Acres 1,928.87±
- 2. District OUE-1
  - a. Acres 141.95±
- 3. District \_\_\_\_\_
  - a. Acres \_\_\_\_\_

##### Proposed

- 1. District VPD
  - a. Acres 2,070.8±
- 2. District \_\_\_\_\_
  - a. Acres \_\_\_\_\_
- 3. District \_\_\_\_\_
  - a. Acres \_\_\_\_\_

Is a Planned District proposed?

- N
- Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- Unknown
- N
- Y; Describe  
TBD

Is the purpose of the proposed application to address a code violation?

- N
- Y; Describe

#### Future Land Use (FLU) Designations

##### Existing

- 1. Designation RURAL
  - a. Acres 2,070.8±
- 2. Designation \_\_\_\_\_
  - a. Acres \_\_\_\_\_
- 3. Designation \_\_\_\_\_
  - a. Acres \_\_\_\_\_

##### Proposed

- 1. Designation RURAL (No Change)
  - a. Acres 2,070.8±
- 2. Designation \_\_\_\_\_
  - a. Acres \_\_\_\_\_
- 3. Designation \_\_\_\_\_
  - a. Acres \_\_\_\_\_

Is this property located within the **Urban Service Boundary Layer**

- N
- Y

**Resource Management Area (RMA)**

VPD: 1,297.1 Acres  
Greenway: 773.7± Acres



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

Is property located in a **Critical Area Plan (CAP)**?

- Unknown
- N
- Y

Name of CAP \_\_\_\_\_

Attach a copy of the adopted ordinance to your Pre-Application Form.

#### PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

#### MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

- N
- Y

Is the mix of uses within single development plan?

- N
- Y

Note the proposed amount of each use:

- Commercial: Sq. Ft. \_\_\_\_\_
- Office: Sq. Ft. \_\_\_\_\_
- Industrial: Sq. Ft. \_\_\_\_\_
- Civic: Sq. Ft. \_\_\_\_\_
- Residential: Number of units \_\_\_\_\_
- Transient Accommodation (hotel/motel):
  - Number of rooms \_\_\_\_\_
  - Number of rooms with a kitchen (per Unified Development Code Section 124-305) \_\_\_\_\_

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)  
How many floors of parking? \_\_\_\_\_
- Parking structure (parking only, no other uses)  
How many floors of parking? \_\_\_\_\_



# Step 1 – PRE-APPLICATION

## Part A – Pre-Application (DRC Meeting) General Information Form

### SINGLE-USE

#### Non-Residential

Is a Non-Residential Use Proposed?

- N
- Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

Note the proposed use and amount:

- Assisted Living Facility (ALF)
  - Number of beds per room (per Unified Development Code Section 124-144(a)) \_\_\_\_\_
- Commercial: Sq. Ft. \_\_\_\_\_
- Office: Sq. Ft. \_\_\_\_\_
- Industrial: Sq. Ft. \_\_\_\_\_
- Telecommunication Tower: Height \_\_\_\_\_
- Transient Accommodation (hotel/motel):
  - Number of rooms \_\_\_\_\_
  - Number of rooms with a kitchen (per Unified Development Code Section 124-305) \_\_\_\_\_
- Other: Type \_\_\_\_\_ ; Sq. Ft. \_\_\_\_\_

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)
  - How many floors of parking? \_\_\_\_\_
- Parking structure (parking only, no other uses)
  - How many floors of parking? \_\_\_\_\_

#### Residential

Is a Residential Use Proposed?

- N
- Y

Requested Total Number of Units 3,000



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

Requested Density 1.45± (units/acre)

Type and Number of Units

- Single Family detached; Number TBD
- Single Family attached; Number TBD
- Multi-Family; Number TBD
- Live-Work; Number \_\_\_\_\_

Anticipated Price Range (Market Rate):

For Sale TBD

For Rent TBD



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

Is Affordable/Workforce Housing being provided?

- Unknown
- N
- Y
- At or below 80% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units
- At or below 100% AMI: 5 % of Units 150 # of Units
- At or below 120% AMI: 10 % of Units 300 # of Units
- At or below 140% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale TBD

For Rent TBD

What type of parking is proposed?

- On-Street parking
- Surface parking
- Understory parking (parking on lower floors with other uses above)  
How many floors of parking? \_\_\_\_\_
- Parking structure (parking only, no other uses)  
How many floors of parking? \_\_\_\_\_

#### Development Timeframe

Anticipated Construction Start Date 2025

Anticipated Build-Out Date 2034



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

#### Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

N Attach the Easement Agreement to the Formal Application Packet.

Y Name of public road Bee Ridge Road

#### SCAT (Sarasota County Area Transit)

Is proposed project on an existing SCAT route?

N

Y The distance of main entrance to nearest bus stop is: 5,682± ft (Bee Ridge Rd @ Lorraine Rd

What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)

None

Yes, please list \_\_\_\_\_

#### Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

Existing undetermined

Proposed undetermined

How will stormwater runoff will be managed?

Existing (or modification of existing) stormwater facilities

Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

Wet Pond

Dry Pond

Swales

Underground Vault

Low Impact Development (LID) Techniques

Other \_\_\_\_\_

Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.

Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

- N  
 Y

Is there an existing septic system on the property?

- N  
 Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? 3000 EDUs

#### Potable Water

How will potable water be provided?

- Existing well  
 Proposed well  
 Sarasota County Utilities  
 Other provider; Provider Name \_\_\_\_\_

#### Wastewater

How will wastewater be provided? (Check all that apply)

- Existing septic tank  
 Proposed septic tank  
 Sarasota County Utilities  
 Other provider; Provider Name \_\_\_\_\_

#### Reclaimed Water

Will reclaimed water be utilized by the proposed development?

- N  
 Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

- N  
 Y

Provide the name of the proposed reclaimed water supplier Sarasota County

Is reclaimed water available to the property?

- N  
 Y

Will an augmentation be utilized as a backup for the reclaimed water?

- N  
 Y

Estimated irrigated acreage undeterm

## Step 1 – PRE-APPLICATION

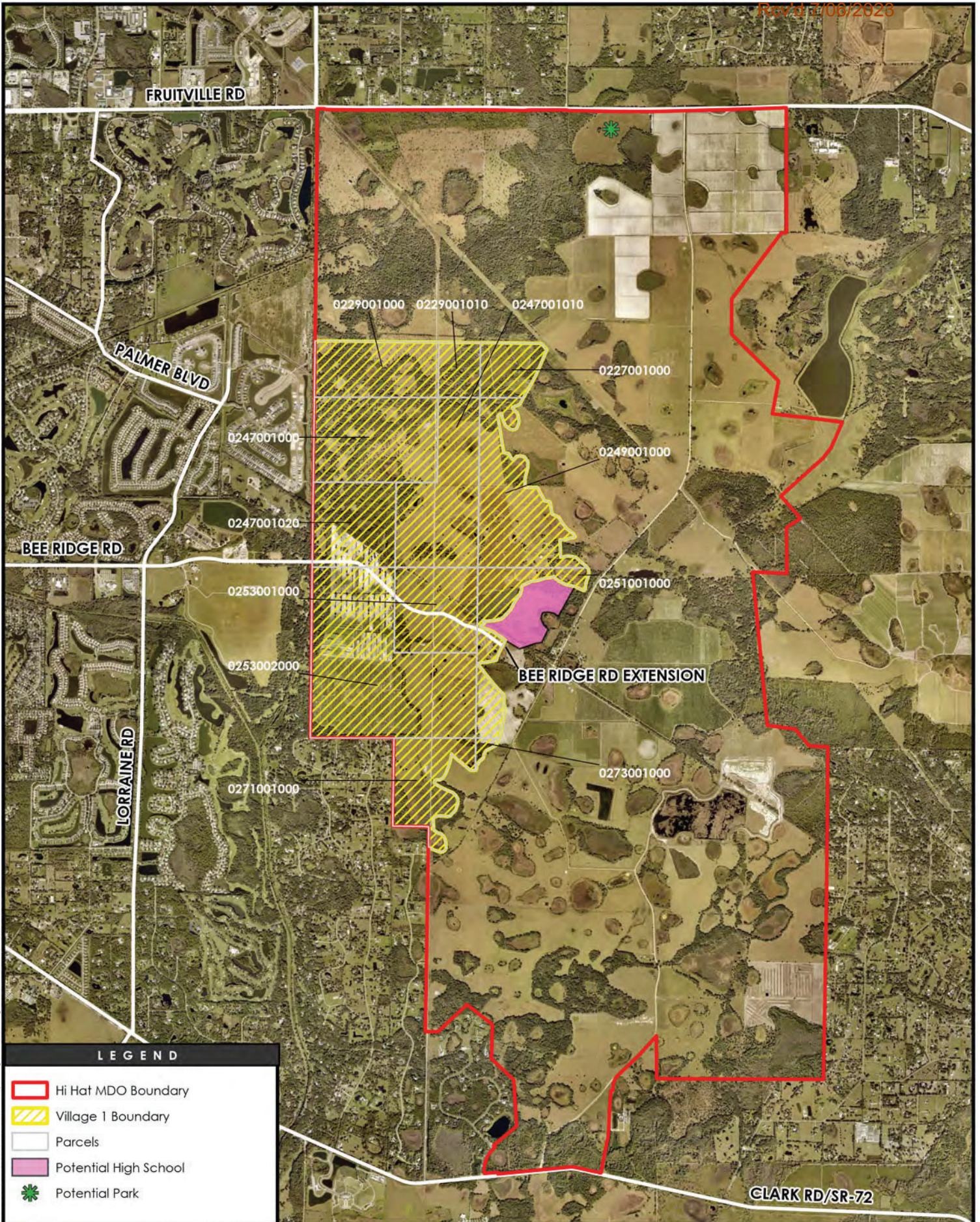
### Part A – Pre-Application (DRC Meeting) General Information Form

#### REQUIREMENTS SUMMARY






- Part A Pre-Application General Information Form**
- \$350.00** Pre-Application Fee
- Aerial** imagery of parcel(s) (most recent available)
  - Aerial 1 – General area of subject property, adjacent properties and area roadways
  - Aerial 2 – Subject site; label all PIDs and roadways
- Pre-Application Development Concept Plan (DCP)**

The Pre-Application DCP is required to include the following:

  - Scale Bar
  - North Arrow (prefer pointing to top of page)
  - Date
  - Legend
  - Property Boundary
  - Adjacent Existing Uses
  - Existing On-Site Uses (buildings, parking, wells, septic field)
  - Existing Land Cover (vegetation, grand trees)
  - Protected Environmental Habitat
  - Proposed Uses
    - Access Roads/Drives
    - Buffers – width and opacity
    - Buildings
    - Non-Residential Area (Sq. Ft.)
    - Parking Areas
    - Residential Units Requested (Max)
    - Setbacks – dimension
    - Stormwater ponds
  - Notes / Site Data Table
    - Area (Gross Acres)
    - Zoning – Existing and Proposed
    - Residential Units Requested
    - Non-Residential Area (Sq. Ft.)
    - Open Space – Required and Proposed
    - Parking – Required and Proposed
    - Parkland Calculations (if applicable)
    - Building Heights



LEGEND

-  Hi Hat MDO Boundary
-  Village 1 Boundary
-  Parcels
-  Potential High School
-  Potential Park

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Notes:  
 1. Coordinate System:  
 2. Source data: Sarasota County GIS, Stantec  
 3. Imagery: Sarasota County Aerial 2022

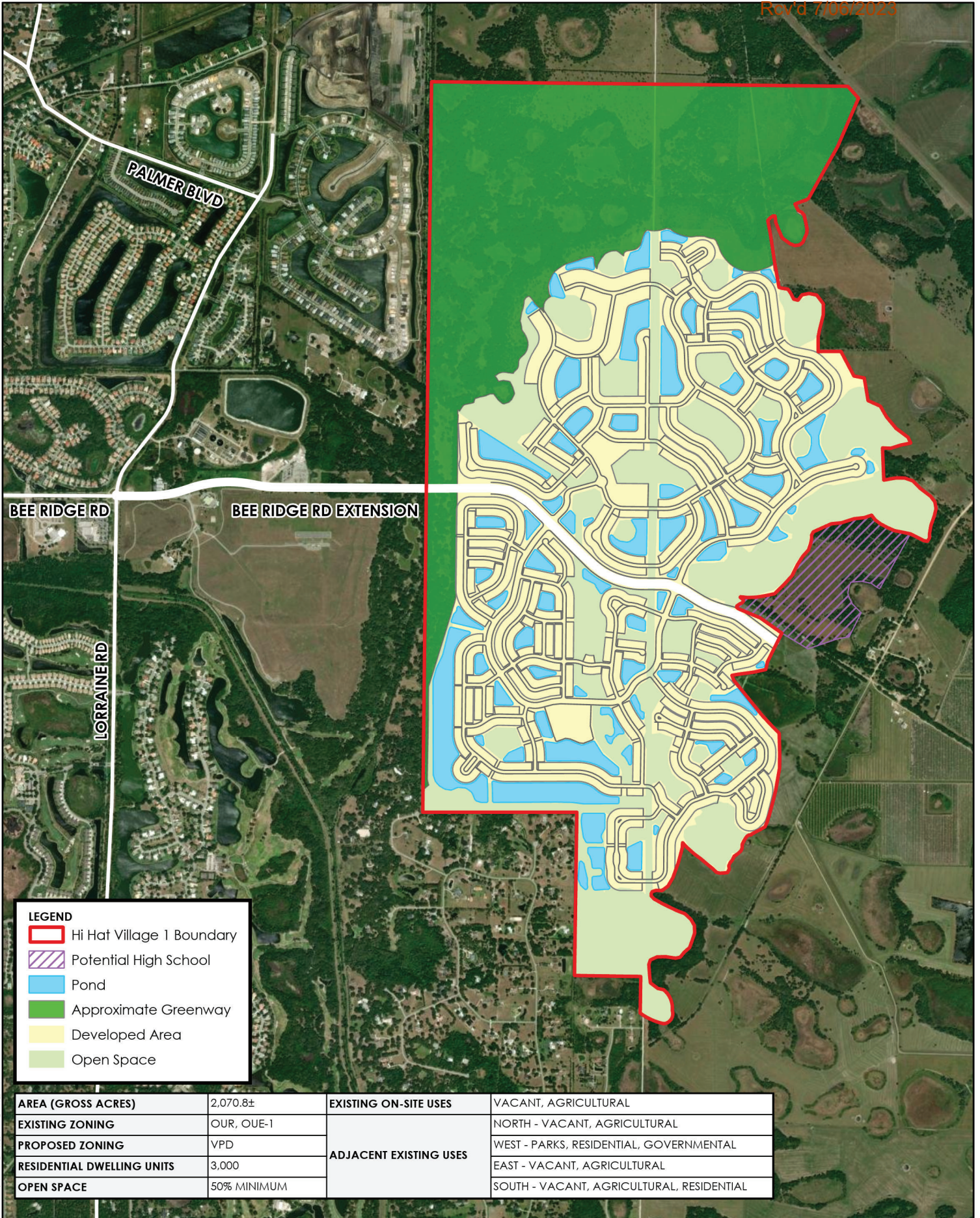
**AERIAL**  
**HI HAT VILLAGE 1**  
 July 2023

Stantec Consulting Services Inc.  
 6900 Professional Pkwy E.  
 Sarasota, FL 34240  
 Tel 941.907.6900  
 Fax 941.907.6910



0 3,250 6,500  
 Feet





LEGEND	
	Hi Hat Village 1 Boundary
	Potential High School
	Pond
	Approximate Greenway
	Developed Area
	Open Space

AREA (GROSS ACRES)	2,070.8±	EXISTING ON-SITE USES	VACANT, AGRICULTURAL
EXISTING ZONING	OUR, OUE-1	ADJACENT EXISTING USES	NORTH - VACANT, AGRICULTURAL
PROPOSED ZONING	VPD		WEST - PARKS, RESIDENTIAL, GOVERNMENTAL
RESIDENTIAL DWELLING UNITS	3,000		EAST - VACANT, AGRICULTURAL
OPEN SPACE	50% MINIMUM		SOUTH - VACANT, AGRICULTURAL, RESIDENTIAL

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Notes:  
 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet  
 2. Source data: Stantec  
 3. Imagery: N/A

**NON-BINDING DEVELOPMENT CONCEPT PLAN**  
 HI HAT VILLAGE 1  
 July 2023

Stantec Consulting Services Inc.  
 6900 Professional Pkwy E.  
 Sarasota, FL 34240  
 Tel 941.907.6900  
 Fax 941.907.6910



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