

## Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre-Application (Development Review Coordination) and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of \$215.00

A Planning staff member is required by Resolution 2021-165 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

Project Name: Hidden Hammock

Pre Application Conference Date: 7/18/2024

Date of Workshop: 8/27/2024

Time: 6:00 PM

Location: Zoom - https://kimley-horn.zoom.us/webinar/register/WN\_z-M2z5XBRGqttKgQuwWMbA

- Advertisement in a local newspaper must be published at least 7 days prior to the date of the workshop.
- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.

Is the subject property within a Neighborhood Homeowners Association: No  
(If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? No

Is the subject property within 2 miles of another County or Municipality? No

List Parcel Identification Number(s) below: (Include any adjacent properties under the same ownership as the subject property)

0571003010-subject property                      0571002000-same owner                      \_\_\_\_\_

0571001015-same owner                      \_\_\_\_\_                      \_\_\_\_\_

### Contact Information:

Kelley Klepper

Name

1800 2nd Street, Suite 900

Address

Sarasota, FL 34236

City /State / Zip

941-379-7600

Phone Number

kelley.klepper@kimley-horn.com

Email Address

Electronic Files Provided: Word formatted labels and Excel spreadsheet

Submit to: [planner@scgov.net](mailto:planner@scgov.net)

***Please allow 2-3 business days for processing***

## PUBLIC NOTICE

Virtual Neighborhood Workshop Location: Zoom

Pursuant to Sarasota County Resolution 2021-165, Hidden Hammocks, LLC, a Florida Limited Liability Company (“Applicant”), will be hosting a live electronic/virtual neighborhood workshop via Zoom to review a proposed 40-acre ± project within unincorporated Sarasota County, referred to as “Hidden Hammock,” which is located south of Fruitville Road (and south of the Bel-Air Estates subdivision) and west of Lena Lane. The Hidden Hammock property is comprised of a portion of Sarasota County Tax Parcel PID 0571003010. The Applicant proposes to file a petition to rezone the Hidden Hammocks property from Open Use Agriculture (OUA) to Open Use Rural (OUR) to allow for the development of four (4) ten acre lots. The workshop presentation will begin at 6:00 PM on August 27<sup>th</sup>, 2024, with an opportunity to ask questions following the presentation. This is not a public hearing. The purpose of this virtual workshop is for the Applicant to explain the nature of the rezone petition, share the nonbinding Development Concept Plan (DCP) depicting the project and its layout, answer questions, and solicit comments.

Please visit from your computer, tablet or smartphone.

**Zoom Link:** [https://kimley-horn.zoom.us/webinar/register/WN\\_z-M2z5XBRGqttKgQuwWMbA](https://kimley-horn.zoom.us/webinar/register/WN_z-M2z5XBRGqttKgQuwWMbA)

**Telephone:** Dial (for higher quality, dial a number based on your current location):

|                   |                    |                       |                    |
|-------------------|--------------------|-----------------------|--------------------|
| <b>US:</b>        | +1 305 224 1968    | or +1 646 931 3860    | or +1 929 205 6099 |
|                   | or +1 301 715 8592 | or +1 309 205 3325    | or +1 312 626 6799 |
|                   | or +1 386 347 5053 | or +1 507 473 4847    | or +1 564 217 2000 |
|                   | or +1 669 444 9171 | or +1 669 900 6833    | or +1 689 278 1000 |
|                   | or +1 719 359 4580 | or +1 253 205 0468    | or +1 253 215 8782 |
|                   | or +1 346 248 7799 | or +1 360 209 5623 or |                    |
| <b>Toll Free:</b> | 877 853 5257       | or                    | 888 475 4499       |
|                   | or 833 548 0276    | or                    | 833 548 0282       |

**Webinar ID:** 955 0320 1710

Information may be obtained at the Sarasota County website at:

<https://www.scgov.net/government/planning-and-development-services/pds-calendar> or by contacting Kelley Klepper, AICP, of Kimley-Horn at [kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com) or by calling us at 941.379.7600.

PROJECT BOUNDARY

LOT LINES

PARCEL LINES

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ZONING: OUE-1  
FLU: RURAL

JOSHUA DRIVE

FULL ACCESS

ZONING: OUR  
FLU: RURAL

ZONING: OUE-1  
FLU: RURAL

0571002000  
ZONING: OUR  
FLU: RURAL

ZONING: OUR  
FLU: RURAL

ZONING: OUR  
FLU: RURAL

FULL ACCESS

0571003010  
ZONING: OUR  
FLU: RURAL

0 250 500 Feet



# DEVELOPMENT CONCEPT PLAN - NON-BINDING

01

## STATISTICS

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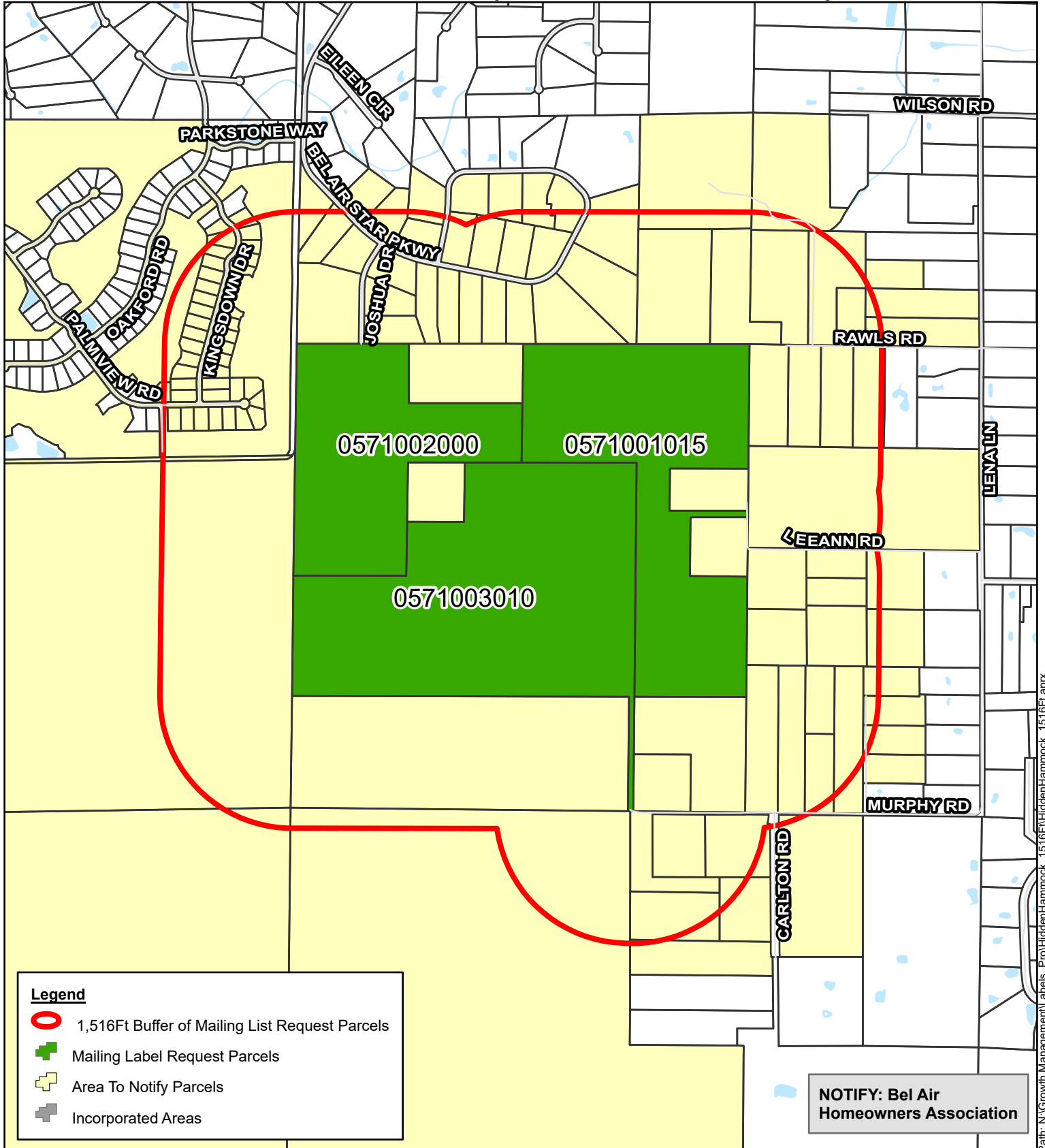
|                           |                                           |
|---------------------------|-------------------------------------------|
| GROSS ACREAGE:            | +/- 40.0 ACRES                            |
| EXISTING ZONING:          | OPEN USE AGRICULTURE (OUA)                |
| PROPOSED ZONING:          | OPEN USE RURAL, 1 UNIT PER 10 ACRES (OUR) |
| EXISTING FUTURE LAND USE: | RURAL                                     |
| EXISTING USE:             | AGRICULTURAL/OTHER                        |
| PROPOSED USE:             | SINGLE-FAMILY HOUSES                      |
| DENSITY:                  | 0.1 DU/AC (4 UNITS)                       |
| O/S REQUIRED:             | N/A                                       |
| O/S PROVIDED:             | N/A                                       |
| FEMA FLOOD ZONE:          | A AND AE                                  |

## NOTES

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1. PARCEL ID NO: 0571003010 (PARTIAL), 0571002000 (ACCESS ONLY)

# Notification Labels Hidden Hammock Buffer: 1,516 Feet (1,500 Feet Plus ROW)



Map published using ArcGIS Pro by gschells on Friday, August 9, 2024

**Draft: For discussion  
purposes only.**

300 WIN MAG RANCH LLC  
W7290 THOMAN RD  
MONTICELLO, WI 53570-9101

ALBERTS GREGORY  
1607 KINGSDOWN DR  
SARASOTA, FL 34240-8698

ALGER KATELYNN  
15103 MURPHY RD  
SARASOTA, FL 34240-8638

ALTIER NICHOLAS  
1989 KINGSDOWN DR  
SARASOTA, FL 34240-8545

BATCHELDER DESIREE C  
1956 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8917

BEDWELL EARNEST L  
14888 MURPHY RD  
SARASOTA, FL 34240-9299

Bel Air Homeowners Association,  
Edward Faillace  
4301 32Nd St W, Suite A20  
BRADENTON, FL 34205

BERLIN FRANKLIN J  
1988 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8917

BERTELSEN ROSEMARY C (E LIFE EST)  
1971 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8918

BIEBER EVERETT J  
1753 KINGSDOWN DR  
SARASOTA, FL 34240-7625

BOLTEN HERBERT C  
15177 MURPHY RD  
SARASOTA, FL 34240-8638

BRISTER GARY L  
1680 KINGSDOWN DR  
SARASOTA, FL 34240-8697

BROXSON BRUCE D  
3557 DOWNER AVE  
SARASOTA, FL 34240-9707

BYERS WILMA  
5471 COUNTY ROAD 4206  
CAMPBELL, TX 75422-1249

CALLIE ALDERMAN BALLARD REVOCABLE  
LIVING TRUST  
14976 MURPHY RD  
SARASOTA, FL 34240-9299

CAMPBELL STUART JAMES  
2063 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8924

CAREY LOUIS P  
2058 KINGSDOWN DR  
SARASOTA, FL 34240-8546

CARL E ASKINS TRUST  
2801 JOSHUA DR  
SARASOTA, FL 34240-8902

CARLTON ANTHONY G (TTEE)  
15060 RAWLS RD  
SARASOTA, FL 34240-8898

CHARBONNEAU GERARD R  
2034 PALM VIEW RD  
SARASOTA, FL 34240-7509

CHOCIEMSKI STANLEY C  
4982 LAZY ACRES DR  
DOUGLASVILLE, GA 30135-5167

COMPTON JOHN P  
1524 PINE BAY DR  
SARASOTA, FL 34231-3550

CONSTELLATION LIVING TRUST  
2066 PALM VIEW RD  
SARASOTA, FL 34240-7509

COURAGEUX JEANETTE  
12551 HONORE AVE APT 103  
SARASOTA, FL 34238-3198

DAMATO VICTOR V JR (CO-TTEE)  
1996 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8917

DARYL W BLUME FAMILY TRUST  
166 24TH AVE N  
ST PETERSBURG, FL 33704-3471

DAVIS STEPHANIE  
15200 RAWLS RD  
SARASOTA, FL 34240-7700

DEARING BRENNAN  
1965 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8918

DOLE JAMES G JR  
15100 RAWLS RD  
SARASOTA, FL 34240-9231

DUIS LEE  
14901 MURPHY RD  
SARASOTA, FL 34240-9299

DULEY CHERYL LYN  
1937 KINGSDOWN DR  
SARASOTA, FL 34240-8545

EGOLF CHRISTOPHER S  
1854 JOSHUA DR  
SARASOTA, FL 34240-8940

ELLIS BARBARA (TTEE)  
1639 KINGSDOWN DR  
SARASOTA, FL 34240-8698

EMMETT DENIS L  
2152 PALM VIEW RD  
SARASOTA, FL 34240-8885

EMMETT JASON E  
2085 KINGSDOWN DR  
SARASOTA, FL 34240-8547

EQUITY TRUST CO CSDN  
3364 TANGLEWOOD DR  
SARASOTA, FL 34239-6515

ESCOBAR GONZALO  
6610 WATERS EDGE WAY  
LAKEWOOD RANCH, FL 34202-2253

ESPOSITO MANDY L  
15151 RAWLS RD  
SARASOTA, FL 34240-8741

FAGO BRIAN MICHAEL  
2016 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8923

GADDY UP LLC  
15 PARADISE PLZ PMB 240  
SARASOTA, FL 34239-6905

GICZEWSKI JAMES R  
2111 PALM VIEW RD  
SARASOTA, FL 34240-8886

GUENDJOIAN RONALD S  
2098 PALM VIEW RD  
SARASOTA, FL 34240-7509

GUY FAMILY LIMITED PARTNERSHIP  
4304 PUEBLO TRL  
JAMESTOWN, OH 45335-1433

HARTSOOK MAURICE L  
1702 LENA LN  
SARASOTA, FL 34240-9753

HAYS JASON J  
1518 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8931

HIDDEN HAMMOCKS LLC, ATTN  
ACCOUNTING  
6710 PROFESSIONAL PKWY  
LAKEWOOD RANCH, FL 34240-8588

HOEFER LINDA  
1962 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8917

HOKE ROY D JR  
2031 PALM VIEW RD  
SARASOTA, FL 34240-7510

HOLLAND SHELDON W  
15150 LEEANN RD  
SARASOTA, FL 34240-1708

HOLMAN JEFFERY A (CO-TTEE)  
2100 KINGSDOWN DR  
SARASOTA, FL 34240-8506

JAMES A LENZ AND MARY E DAVIDSON-  
LENZ TRUST  
1910 KINGSDOWN DR  
SARASOTA, FL 34240-7604

JASIEK AXEL  
2073 PALM VIEW RD  
SARASOTA, FL 34240-7510

JILL A HOSTETLER TRUST  
1610 DEER HAMMOCK RD  
SARASOTA, FL 34240-5825

JOSEPH F & DONNA E CALISE REVOCABLE  
TRUST  
1985 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8918

KENNETH W YODER AND LOVINA S  
YODER REVOCABLE LIVING TRU  
1992 LENA LN  
SARASOTA, FL 34240-9755

KEVIN AND WANDA CAMPBELL  
REVOCABLE TRUST  
1775 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8914

KINSEY JOHN A  
1308 VAN BUREN ST  
CLARKSBURG, WV 26301-4243

KOCHAR RAJ  
6467 OTIS RD  
NORTH PORT, FL 34287-2259

LANDRY ALEXANDER C  
1618 KINGSDOWN DR  
SARASOTA, FL 34240-8697

LEEANN OAKS LLC  
3603 NORTH POINT RD UNIT 703  
OSPREY, FL 34229

LENA LANDCO LLC  
6710 PROFESSIONAL PKWY STE 100  
LAKEWOOD RANCH, FL 34240-8588

LOPEZ RICARDO J  
1976 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8917

MAC ARTHUR MARY  
14841 RAWLS RD  
SARASOTA, FL 34240-7706

MAHNKE JANET E (TTEE)  
7347 TURNSTONE RD  
SARASOTA, FL 34242-2661

MAHONEY SCOTT ALAN  
1875 KINGSDOWN DR  
SARASOTA, FL 34240

MARITZA S SMITH REVOCABLE LIVING  
TRUST  
2032 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8923

MARTINEZ PAUL  
410 WILLIAM ST  
MOUNT WASHINGTON, PA 15211-1732

MAZER ANDREW  
2008 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8923

MC DERMED SHELLEY T  
3423 DOWNER AVE  
SARASOTA, FL 34240-9707

MCCAFFREY MITCHELL JR  
15101 RAWLS RD  
SARASOTA, FL 34240-8741

MILLER EASON J  
15260 LEEANN RD  
SARASOTA, FL 34240-1710

MILLER JAMES JAY HENRY  
6640 IBIS ST  
SARASOTA, FL 34241-9288

MONTISANO FRANK B  
1680 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8935

MYERS JAMES M (E LIFE EST)  
2002 PALM VIEW RD  
SARASOTA, FL 34240-7509

NICKLE JAMES A  
1865 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8916

O QUINN IV CHARLES A  
15190 LEEANN RD  
SARASOTA, FL 34240-1708

OAK FORD GOLF CLUB OWNERS ASSN INC  
2477 STICKNEY POINT RD STE 118A  
SARASOTA, FL 34231-4067

PARSONS DAVID LAWRENCE (CO-TTEE)  
1722 KINGSDOWN DR  
SARASOTA, FL 34240-7603

PINEO CHERI  
1826 KINGSDOWN DR  
SARASOTA, FL 34240-8544

RICHARDSON ARTHUR HENRY  
12319 PERENNIAL PL  
BRADENTON, FL 34211-3214

ROBINSON AARON T  
2149 PALM VIEW RD  
SARASOTA, FL 34240-8886

ROBINSON PHILIP DAVID  
974 RIVER WIND CIR  
BRADENTON, FL 34212-3401

ROSE CHERI A  
1959 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8918

SCHWARTZ ANDREW  
1774 KINGSDOWN DR  
SARASOTA, FL 34240-7603

SEVERS FAMILY TRUST  
15170 RAWLS RD  
SARASOTA, FL 34240-9231

SMITH DAVID J  
4050 CARLTON RD  
SARASOTA, FL 34240-9196

SORDO VALENTINO  
2120 PALM VIEW RD  
SARASOTA, FL 34240-8885

SRQ LAND LLC  
1952 FIELD RD STE B  
SARASOTA, FL 34231-2342

STALLINGS PATRICK  
2059 JOSHUA DR  
SARASOTA, FL 34240-8905

STEIN WILLIAM IRA  
3717 DOWNER AVE  
SARASOTA, FL 34240-9707

STEPHEN V AND BONNIE A REVOCABLE  
TRUST  
1948 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8917

STEVENS DAVID A  
1994 KINGSDOWN DR  
SARASOTA, FL 34240-7604

SUMNER SHARON D  
14880 MURPHY RD  
SARASOTA, FL 34240-9299

TALBOT PAVANI K  
2174 PALM VIEW RD  
SARASOTA, FL 34240-8885

TCS CATTLE LLC  
3036 E FOREST LAKE DR  
SARASOTA, FL 34232-4428

THE JACKSON FAMILY TRUST  
2053 KINGSDOWN DR  
SARASOTA, FL 34240-8547

TIITF/DEP - REC & PARKS MYAKKA RIVER  
ST PARK  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-6575

TISDALE DAVID  
1982 BEL AIR STAR PKWY  
SARASOTA, FL 34240-8917

TORRES GHEOVANNI ROOEL CASTILLO  
14923 ALBRITTON RD  
MYAKKA CITY, FL 34251-8996

VILLADONIGA ROBERTO  
2026 KINGSDOWN DR  
SARASOTA, FL 34240-8546

WALLEDA NIKOLAS  
2000 JOSHUA DR  
SARASOTA, FL 34240-8904

WALTERS III JOSEPH R  
4150 CARLTON RD  
SARASOTA, FL 34240-9100

WEDIN LISA D  
1900 LENA LN  
SARASOTA, FL 34240-9755

WEST COAST ACRES AND FARMS LLC  
3401 NW 82ND AVE STE 360  
DORAL, FL 33122-1052

YELVINGTON III JOHN V  
1979 PALM VIEW RD  
SARASOTA, FL 34240-7514

ZACHODNY KRISTIN  
1681 KINGSDOWN DR  
SARASOTA, FL 34240-8698

ZEAGLER BARBARA  
15111 MURPHY RD  
SARASOTA, FL 34240-8638

1901 JOSHUA DR  
SARASOTA, FL 34240-8943

2099 ADAMS LN  
SARASOTA, FL 34237-7005

2142 KINGSDOWN DR  
SARASOTA, FL 34240-8506