

APPLICATION NARRATIVE

On behalf of the Applicant, Hidden Hammocks LLC, we are submitting the enclosed pre-application request for a Comprehensive Plan Compliant Rezone from OUA and OUR to OUE-1 to allow for single-family development using the Conservation Subdivision form of development on the property generally referred to as Hidden Hammocks. Hidden Hammocks is located on the west side of Lena Lane, south of Fruitville Road and the Bel-Air Estates development.

Hidden Hammocks includes five parcels with the following PINs: 0573002010, 0571001015, 0571003010, 0571002000, and 0571001010; totaling approximately 504 acres. The property is currently zoned Open Use Agriculture (OUA) and OUR (Open Use Rural), and the Future Land Use designation is Rural. Directly adjacent Zoning districts include Government Use (GU), Open Use Agricultural (OUA), Open Use Estates (OUE-1), Open Use Estates/Conservation (OUE/CS) and Open Space Regional (OUR). The Future Land Use designation of the properties surrounding Hidden Hammocks is Rural and supports residential development of similar density.

A rezone is requested to allow for a single-family residential community with a total of 100 dwelling units, the overall development will average approximately 1 dwelling unit per 5 acres (1du/5ac) which is the maximum allowable density as identified in Article 6, Section 124-70 of the Unified Development Code. The Applicant is proposing this rezone in order to provide for additional rural residential homes with increased open space in this section of the county, the applicant intends to match the development pattern of the communities to the north and west of the property. The Conservation Subdivision form of development will provide a sense of rural living based on the natural, on-site features and the proposed residential development preserving significant portions of the existing habitat/corridors with limited disturbances to those features.

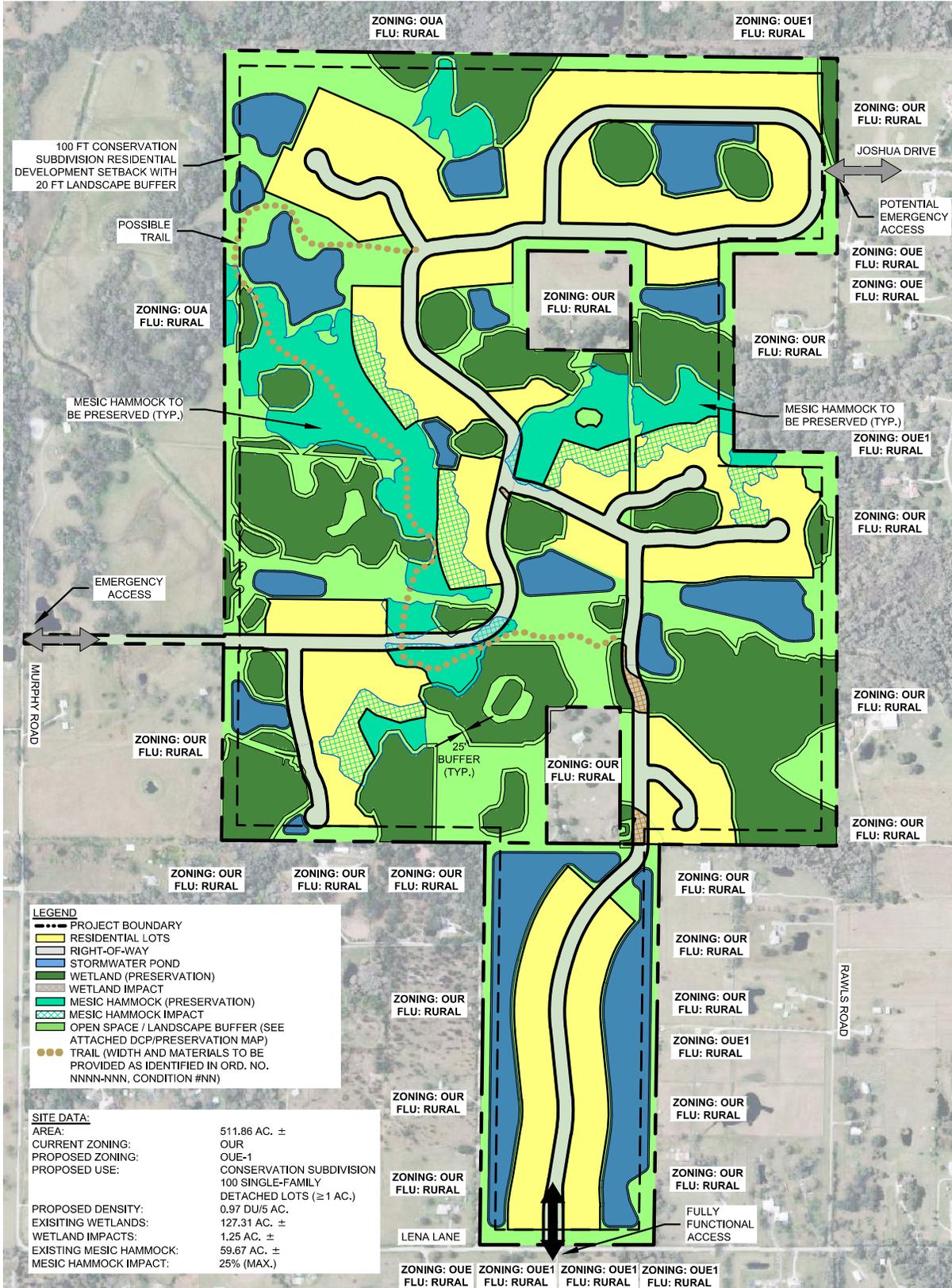
The enclosed Development Concept Plan (DCP) illustrates the proposed layout, amenity center, open spaces, access point to Lena Lane, including secondary access points to Murphy Road and a possible connection to Joshua Drive (tbd).

We kindly request a formal pre-application with Sarasota County staff to solicit their feedback on the proposed Comprehensive Plan compliant Rezone Petition with a Binding Development Concept Plan.

Sincerely,



B. Kelley Klepper, AICP
Vice President/Project Manager



SEE NOTES ON PAGE 2



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 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
 PHONE: 941-379-7600
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

HIDDEN HAMMOCKS
 SARASOTA COUNTY, FLORIDA
 BINDING DEVELOPMENT
 CONCEPT PLAN

CONTACT: KELLEY KLEPPER, A.P.A.
 (941) 379-7673 KELLEY.KLEPPER@KIMLEY-HORN.COM



MARCH 2024

SITE NOTES:

1. ADDRESS: 2500 LENA LANE, SARASOTA, FL, 34240
2. PARCEL ID: 0571002000, 0571003010, 0571001010, 0571001015, 0573002010
3. AREA: 511.86 AC. ±
4. EXISTING ZONING: OPEN USE RURAL (OUR)
5. PROPOSED ZONING: OPEN USE ESTATE, 1 UNIT PER 5 ACRES (OUE-1)
ALLOWABLE DENSITY = 1 DU/5 ACRES
6. PROPOSED LAND USE: 100 SINGLE-FAMILY DETACHED LOTS (≥ 1 AC.)
7. WETLANDS EXISTING AREA: 127.31 AC. ±
WETLAND IMPACT AREA: 1.25 AC. ±
8. MESIC HAMMOCK EXISTING AREA: 59.67 AC. ±
MESIC HAMMOCK IMPACT AREA: 25% (MAX.; TO BE DETERMINED / VERIFIED WITH COUNTY ENVIRONMENTAL STAFF)
9. STORMWATER MANAGEMENT SYSTEM TO BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
10. OPEN SPACE REQUIRED: 50% MINIMUM
OPEN SPACE PROVIDED: 50%
11. FLOOD ZONE: A AND X (FIRM PANEL 12115C0185F AND 12115C0195F, EFFECTIVE 11/4/2016)
12. FOR CONSERVATION SUBDIVISIONS RESIDENTIAL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF 100 FEET FROM THE PROPERTY BOUNDARY. A 20 MINIMUM FOOT LANDSCAPE BUFFER CONSISTENT WITH UDC SECTION 124-122 SHALL BE PROVIDED WITHIN THE 100-FOOT SETBACK.
13. SETBACKS SHALL COMPLY WITH THE MINIMUMS ESTABLISHED FOR CONSERVATION SUBDIVISIONS IN UDC SECTION 124-102(b)(6)

NOTE: 1. LANDS DESIGNATED AS OPEN SPACE SHALL BE RESTRICTED BY APPROPRIATE LEGAL INSTRUMENT SATISFACTORY TO AN ATTORNEY DESIGNATED BY THE BOARD AS OPEN SPACE IN PERPETUITY, OR FOR A PERIOD OF NOT LESS THAN 99 YEARS. SUCH INSTRUMENT SHALL BE BINDING UPON THE DEVELOPER, ITS SUCCESSORS, AND ASSIGNS, AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, AND SHALL BE RECORDED.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc., shall be without liability to Kimley-Horn and Associates, Inc.



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