

Overview

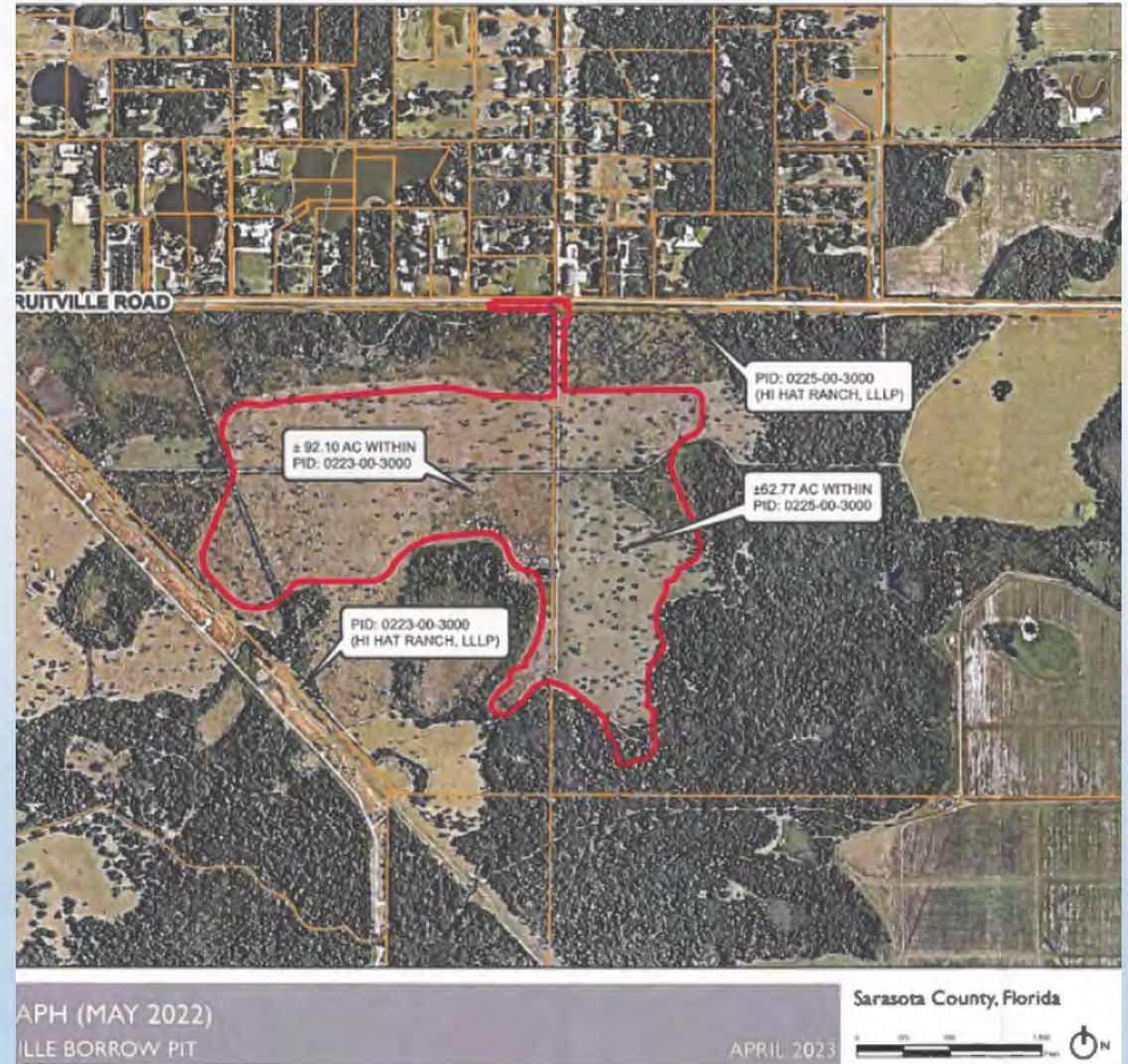
Major Earthmoving Permit Application No. 2022-171896-RE

Location: Hi Hat Ranch
property

Petitioners: Hi Hat Ranch, LLLP

Representative: Kimley-Horn

Request: A 155.7-acre
commercial borrow pit with
associated stockpiling and
hauling up to 4,855,281 cubic
yards of material off-site

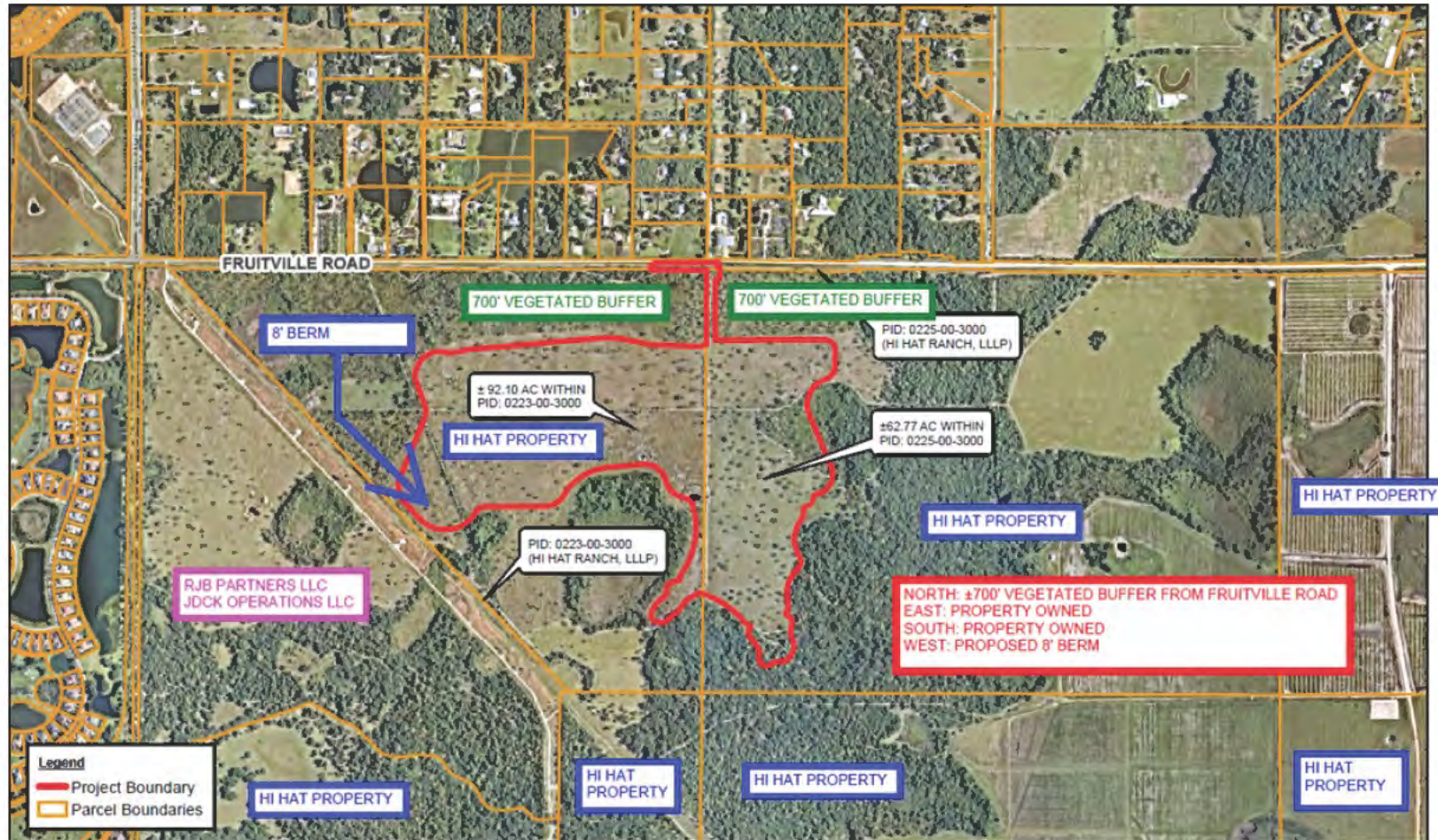


Summary of Key Facts



- If permitted, this excavation would be the second commercial borrow pit on the Hi Hat Ranch Property.
- The applicant proposes on-site operations and hauling off-site from 7:00 a.m. to 4:00 p.m., Monday through Friday.
- The proposed borrow pit excavation area is approximately 288 feet from the western Hi Hat Ranch property boundary, 700 feet from the northern property boundary, 400 feet from the southern property boundary, and 4,500 feet from the eastern property boundary.
- A water truck will be available six days a week to control fugitive dust and particulates during all onsite operations.
- The applicant for the subject application requests County Commission (Board) approval to excavate to a depth of 25 feet.
- The proposed commercial borrow pit operation requires access to and from Fruitville Road. As determined by County Transportation Division staff, improvements within the Fruitville Road right-of-way will be required to accommodate the proposed truck hauling. These improvements include the construction of a turn lane, a stormwater treatment area, signage, and installing a traffic signal. The applicant has applied for the Unified Development Code required Site Development construction authorization (application number 23-160777-DS) for this work.
- If issued, the Earthmoving permit would be valid for a period not to exceed ten years, with annual reports required to Sarasota County.
- Per the Unified Development Code Section 124-76(a)(4)(b)(7), borrow pits are a permissible use in OUE zoning districts. The proposed borrow pit is located within an OUE-1 zoning district.

Aerial Site Exhibit



AERIAL PHOTOGRAPH (MAY 2022)
HI HAT RANCH FRUITVILLE BORROW PIT

APRIL 2023

Sarasota County, Florida



Kimley»Horn |

Aerial Site Exhibit



AERIAL SITE EXHIBIT
HI HAT RANCH FRUITVILLE BORROW PIT

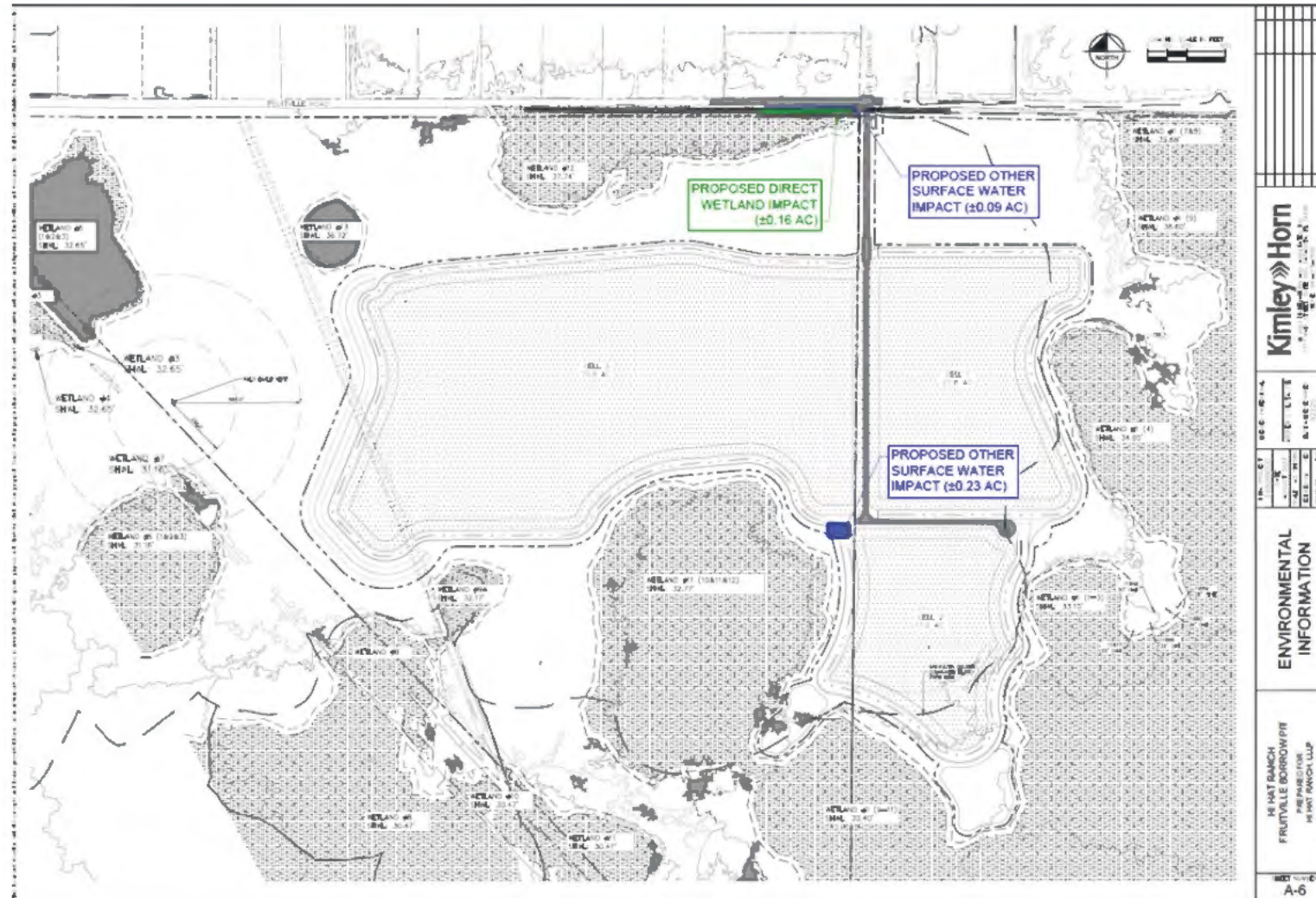
NOVEMBER 2023

Sarasota County, Florida

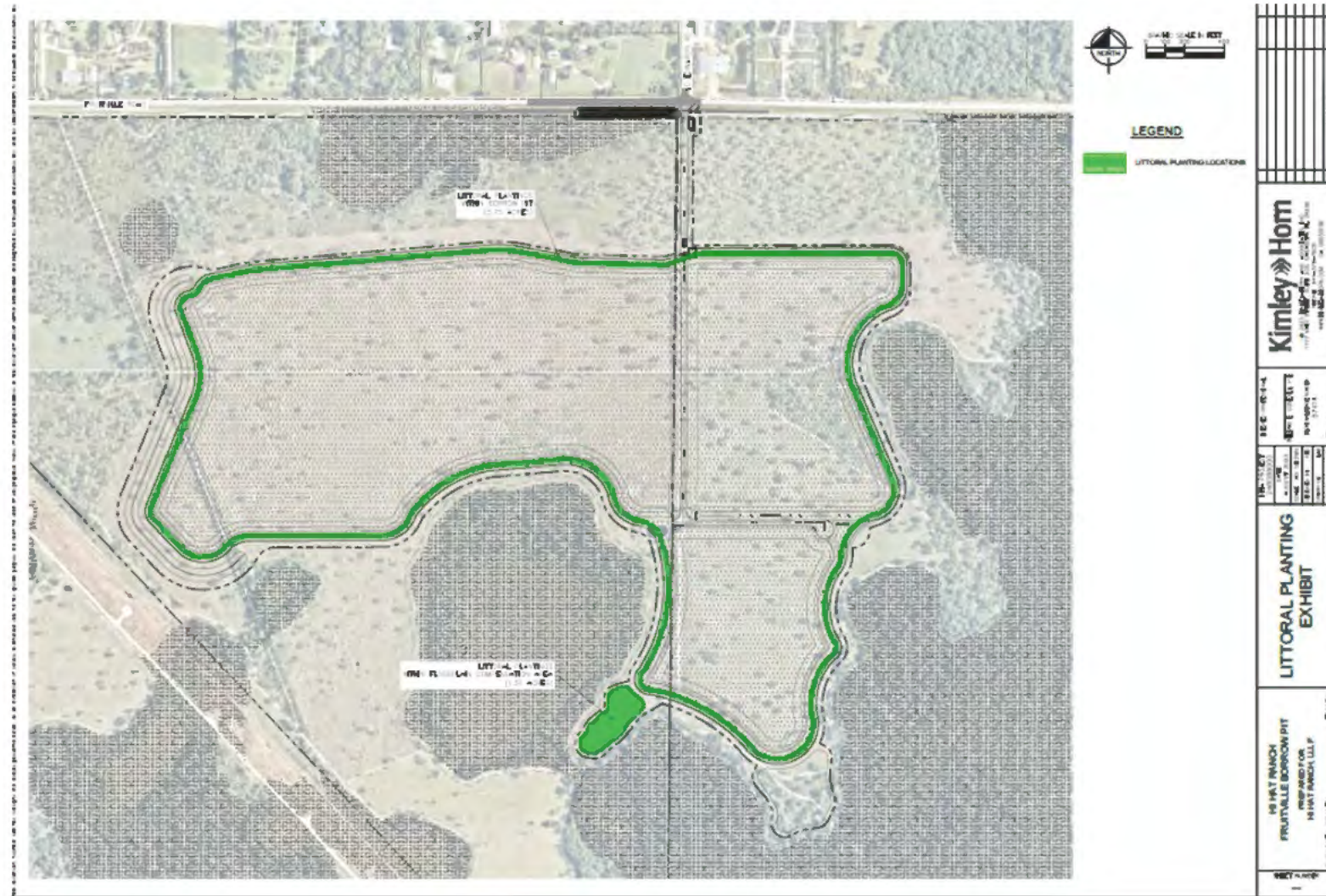


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Impact Exhibit



Proposed Littoral Zones



Permit Approval Criteria



- **Section 54-345(5)(b) of the Earthmoving Code**
 - *Consistent with applicable requirements of the Earthmoving Code;*
 - *No interference with drainage systems or natural flowage way, or creation of flooding or health hazards;*
 - *No net loss upon the County-designated 100-year floodplain;*
 - *Complies with stormwater requirements contained with the County's Land Development Regulations;*
 - *Does not adversely affect the implementation of any regional stormwater basin plan approved by the Commission;*
 - *Shall not adversely affect surface and groundwater levels;*

Permit Approval Criteria, continued



- **Section 54-345(5)(b) of the Earthmoving Code**
 - *The proposed activity will not generate dust, excessive noise, vibration, or traffic at levels that create, in the sole determination of the County, nuisances to adjacent property owners;*
 - *The application is consistent with the Comprehensive Plan and the applicant has met all applicable requirements set forth by this article. In addition, the proposed activities shall be consistent with the following:*
 - a. *Chapter 54, Articles V, VI, and VII, of the Sarasota County Code relating to air quality, noise, and water quality protection;*
 - b. *Chapter 54, Article XX, of the Sarasota County Code, relating to coastal dredge and fill;*

Permit Approval Criteria, continued



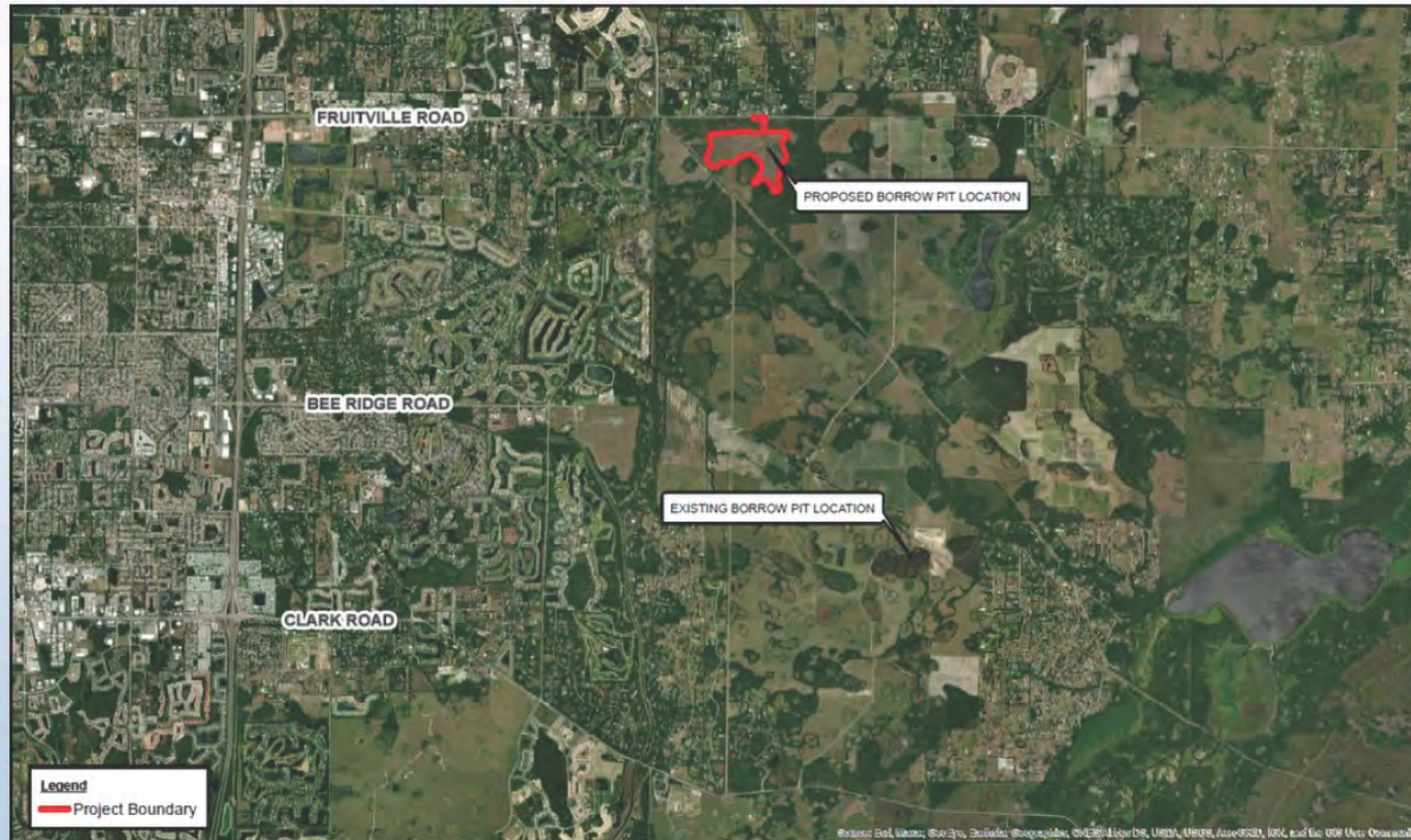
- Section 54-345(5)(b) of the Earthmoving Code
 - c. *Appendix A of the Sarasota County Code, relating to zoning;*
 - d. *Chapter 66, Article III of the Sarasota County Code, relating to historic resources and the Historic Preservation Chapter of the Comprehensive Plan;*
 - e. *Chapter 74, the County's Land Development Regulations relating to stormwater;*
 - f. *Chapter 54, Article XXXIII, of the Sarasota County Code relating to the Myakka River Protection Zone; and*
 - g. *The proposed activity will not adversely affect the public's health, safety and welfare.*

Requested Board Action

To adopt a Resolution reflecting the Board's decision regarding this Major Earthmoving Permit Application.

Supplemental Slides

Hi Hat Ranch Borrow Pit Proximity Exhibit



BORROW PIT PROXIMITY EXHIBIT
HI HAT RANCH FRUITVILLE BORROW PIT

SEPTEMBER 2023

Sarasota County, Florida



Kimley»Horn |

Closure Sequencing and Planting Plan

TOTAL BUILDOUT NOTES

EXCAVATION VOLUME: 4,855,281 CY

FINAL EXCAVATION NOTES:

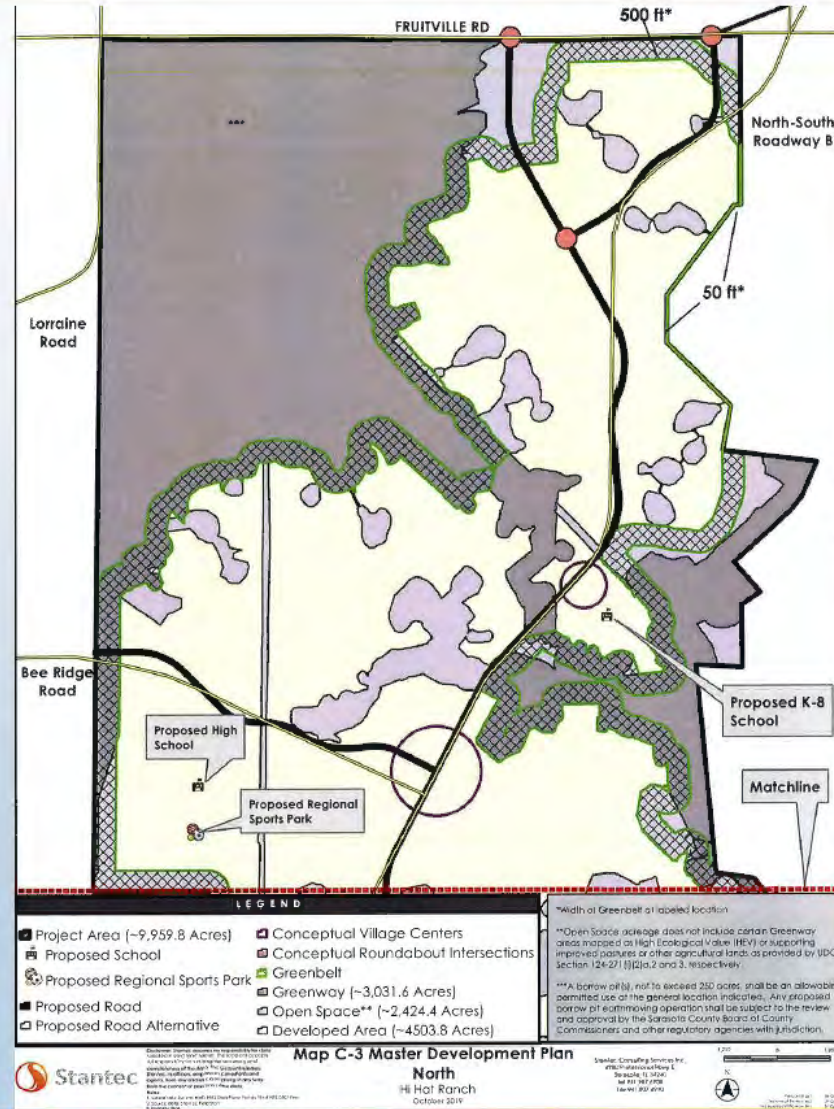
1. REMOVE THE RECHARGE DITCHES VIA BANK EXPANSION AS SHOWN IN SECTION J-J WITH SLOPES OF 4:1 DOWN TO 5' DEPTH OF CWL THEN 2:1 DOWN TO LAKE BOTTOM.
2. REMOVE STOCKPILE AREA.
3. STABILIZE ALL FINISH GRADE SLOPES STABILIZE WITH SOD OR HYDROSEED TO PREVENT EROSION.
4. CONSTRUCT EMERGENCY OVERFLOW WEIR PER DETAILS PROVIDED ON SHEET B-9.
5. FILL AND COMPACT ALL EXISTING PORTIONS OF RECHARGE DITCH THAT EXTEND OUTSIDE THE FINAL LAKE AREA.
6. REMOVE ALL SILT FENCE AND OTHER BMP DEVICES.

Planting for Hi Hat Ranch Fruitville Borrow Pit.									
			Species Name	<i>Pontederia cordata</i>	<i>Sagittaria lancifolia</i>	<i>Eleocharis interstincta</i>	<i>Scirpus validus</i>	<i>Spartina bakerii</i>	Total
			Common Name	Pickerelweed	Arrowhead	Spikerush	Bulrush	Sand cordgrass	
			Spacing	3' o.c.	3' o.c.	3' o.c.	3' o.c.	3' o.c.	
			Size	bareroot	bareroot	bareroot	bareroot	qt. eq.	
			Percentage	35%	20%	30%	15%	15%	100%
Basin	Timing	5% Min Lake Area (Acres)	Provided littoral shelf (SF)	Quantity					
Pond 1 (Littoral Shelf) ¹	At Closure	5.75	250,470	9,741	5,566	8,349	4,175	-	27,831
Floodplain Compensation Area 1/ Littoral Shelf ¹	At Closure	1.37	59,677	2,321	1,326	1,989	-	995	6,631
Floodplain Compensation Area 2/ Mitigation Area M-2	Phase 1	2.32	101,059	3,930	2,246	3,369	-	1,684	11,229
Total		9.44	411,206	15,992	9,138	13,707	4,175	2,679	45,691

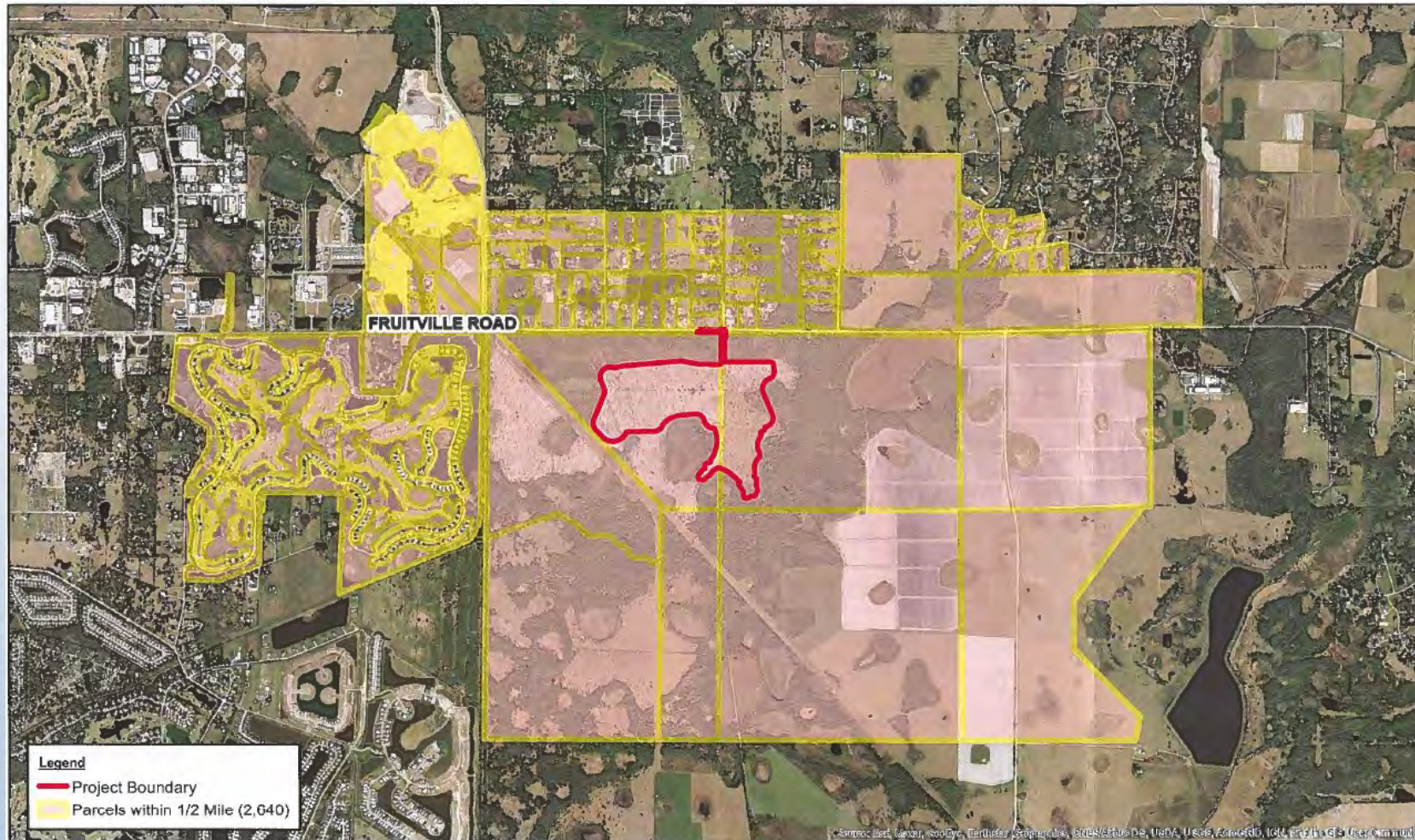
¹NOTES:

1. Littoral zone monitoring will be conducted on a semi-annual basis and maintenance will be performed bi-monthly maintenance for a period of two years.
2. A Monitoring and Maintenance Bond will be provided to the County as a surety to cover 100% of the cost for two years of monitoring and maintenance pursuant to the UDC Section 124-178. The bond will remain in effect until the littoral zones are determined to be successful by the County.
3. Plants will be obtained from a certified nursery. If plants are to be obtained from the wild, the applicant must provide proof that the appropriate Permit has been obtained from the Florida Department of Environmental Protection. If plants are obtained from the wild, they shall be free of exotic plant and animal species.
4. The littoral shelves on the project will be maintained in perpetuity by the Applicant, or similar successor entity may assume the role of Responsibility Entity.
5. The project will meet littoral zone success criteria outlined in Section 124-178(h). The littoral zone shall be deemed successful and monitoring may cease when the herbaceous emergent native vegetation equals or exceeds 65 percent coverage and nuisance/invasive species coverage constitute less than 15 percent.

Hi Hat Ranch Master Development Plan Map



Notification Map



PROPERTY OWNERS TO BE NOTIFIED OF EARTHMOVING ACTIVITY
HI HAT RANCH FRUITVILLE BORROW PIT

APRIL 2023

Sarasota County, Florida

